

LAWSON
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6 Llantillio Drive, Beacon Park, Plymouth, PL2 3RX
Plymouth

Offers over £500,000

Lawson are delighted to market this beautifully appointed, extended, and much-loved family home, situated within a highly desirable cul-de-sac development. The property offers accommodation arranged over two floors and is presented to an exceptionally high standard throughout comprising, a composite front door leads into a spacious entrance porch with a window to the front elevation and inset spotlights. A double-glazed inner door opens into the main hallway with oak flooring, carpeted stairs rising to the first-floor landing, understairs storage, and a cloakroom fitted with a low-level WC and pedestal wash hand basin.

A large sitting room with a window to the front elevation, a living flame gas fire, moulded ceiling, and French doors opening into the family room. The family room is a recent addition with a vaulted ceiling with Velux windows and triple-aspect glazing to the side and rear elevations, a glazed door leading out to the garden and oak flooring.

The kitchen is fitted to a high standard with a matching range of base and eye-level storage cupboards with quartz work surfaces. Integral oven, five-burner hob with filter canopy, dishwasher, fridge and freezer, fitted microwave, plumbing for a washing machine, and space for a tumble dryer, a wall-mounted Glow-worm boiler, stainless steel sink and drainer unit with mixer tap, tiled splashbacks, a window to the rear elevation, and inset spotlights.

From the main hallway, carpeted stairs ascend to the first-floor landing with inset spotlights, pull-down loft access, and an airing cupboard housing the pressurised hot water cylinder.

The master bedroom suite has a study/dressing area which leads into a very large double-aspect bedroom with fitted wardrobes, moulded ceiling, and inset spotlights. The en suite shower room comprises an oversized shower cubicle, low-level WC, wash hand basin with storage beneath, tiled flooring, full-height wall tiling, extractor fan, towel rail, and a window to the rear elevation.

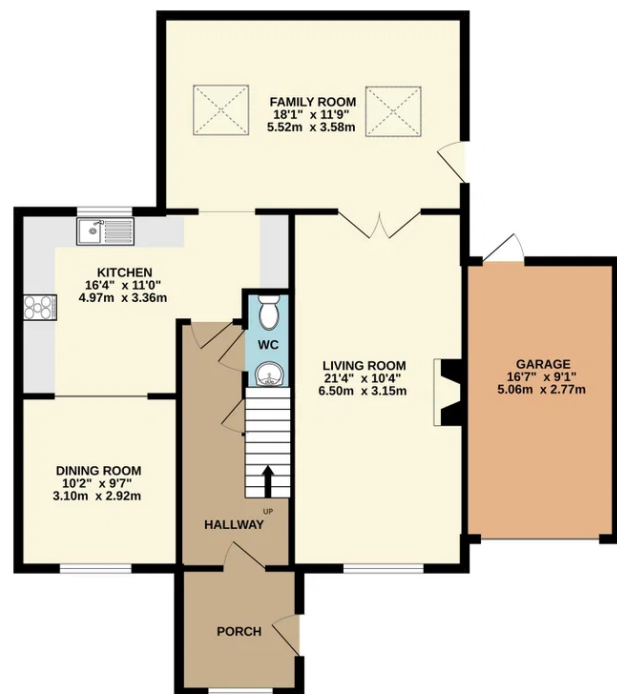
Bedroom two is a further double bedroom with a range of fitted wardrobes, window to the rear elevation, spotlights, and a moulded ceiling. This room also benefits from an en suite shower room with tiled flooring, sink unit with storage beneath, low-level WC, tiled shower cubicle, extractor fan, spotlights, and a window to the rear elevation. Bedroom three is another double bedroom with a window to the front elevation and a large walk-in wardrobe. Bedroom four is also a double bedroom with a window to the front elevation, spotlights, and a moulded ceiling.

Externally, the front garden is gravelled for ease of maintenance, with flagged patios and railings. A double driveway provides parking and gives access to the garage, which is a large single garage fitted with an electric roller shutter door, power and light connected. A particular feature of the property is the landscaped rear garden with a top flagged terrace with seating area and steps leading down to a lower terrace with composite decking and attractive flower and shrub borders. Further steps lead to an additional decked terrace with an Astroturf lawn and an insulated garden studio with power and lighting.

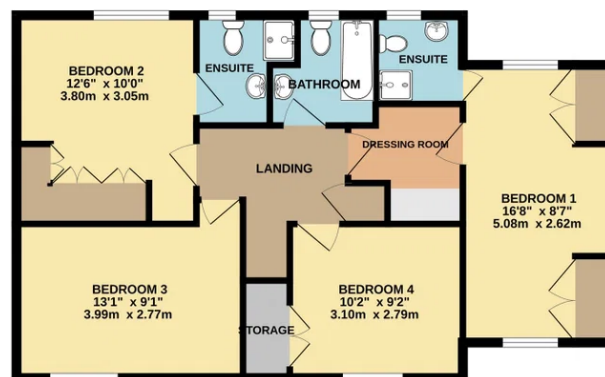
The property further benefits from gas-fired central heating via the wall-mounted boiler in the kitchen and double glazing throughout.



GROUND FLOOR
977 sq.ft. (90.8 sq.m.) approx.



1ST FLOOR
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA : 1705 sq.ft. (158.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection FTTP.

OUTGOINGS PLYMOUTH

We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2026/2027 is £2,441.85 (by internet enquiry with Plymouth City Council). These details are subject to change.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or

have been tested by us. Purchasers should establish the suitability

and working condition of these items and services themselves.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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