

**£300,000 Freehold**

**LAWSON**  
Estate Agency...Only Better



**25 DURRIS CLOSE, THORNBURY, PLYMOUTH, PL6 8JP**

## FULL DESCRIPTION

Lawson are delighted to market this much loved detached family home, located in the heart of Thornbury which is a short walk from all amenities including, Derriford Hospital, Leisure Centre and regular transport links. The property is unique and benefits from split-level accommodation comprising, PVCu double glazed front door leading to an entrance vestibule with sliding inner doors into the dining room. The dining room has a vaulted ceiling with a Velux window, exposed stone fireplace and fitted cupboards. Steps lead down into a large sitting room with French doors which lead to the South facing rear garden, vaulted ceiling, exposed stone feature fireplace with an electric fire and wooden mantel over.

A doorway leads to the kitchen which is fitted with a matching range of base and eye level storage cupboards, post formed roll top work surfaces, stainless steel sink drainer unit with a mixer tap and tiled splash backs, window overlooking the rear garden, space for an electric cooker, space for a fridge freezer, wall mounted combination boiler. From the kitchen, a doorway leads to a landing with a built in airing cupboard and doorway to the family bathroom.

The family bathroom is fitted with a matching grey three piece suite with a low level WC, pedestal wash hand basin, panel enclosed bath with a shower mixer tap and a window to the side elevation. A folding door which then leads into bedroom one, a double bedroom with a window to the front elevation and fitted wardrobes.

From the main entrance, a doorway leads to a further small landing with pedestal wash hand basin and doorway to a shower room. The shower room has a shower cubicle with shower unit, a low level WC, wash hand basin and extractor fan.

Bedroom two is a large single with a window to the front elevation and built in storage cupboards. A staircase leads to bedroom three / craft room, a very large long bedroom with windows looking over the rear elevation with a Southerly aspect and far reaching views.

From the sitting room, there is a doorway leading to a large utility room. The utility room has plumbing for a washing machine then opening through to a wooden conservatory which is single glazed. Steps lead up to a small office with a built in desk, shelves and a further door leads to the garage.

The garage has eaves storage, power, light and electric roller shutter door.

Externally to the front of the property, there is a low maintenance garden with flower shrub beds and borders, a driveway leading to the garage.

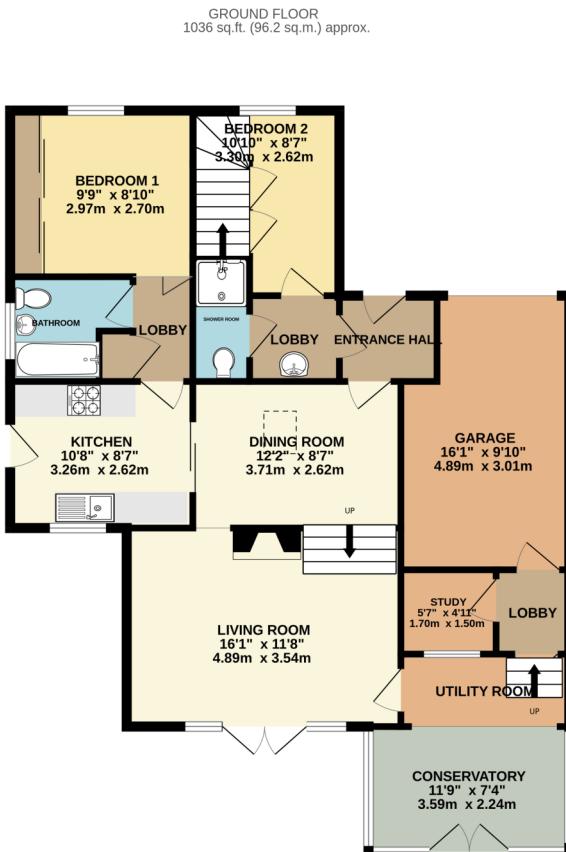
The particular feature of this property is its Southerly facing enclosed rear garden with flagged patios, mature hedged borders, partially glazed summer house, garden shed and small lawn.

The property has the benefit of UPVC double glazing and gas fired central heating, via a wall mounted boiler.

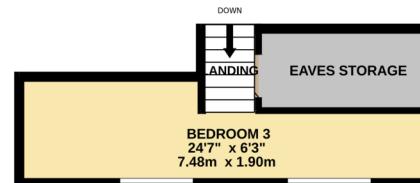
## THORNBURY

Thornbury is located approximately three miles north of Plymouth City Centre and it is a pocket of residential properties sandwiched between Derriford Hospital and the nearby Asda shopping centre. The area is served by its own local shop, an excellent bus route and a popular primary school. Tor Bridge High is located less than half a mile from the area of Nuffield Health & Leisure Club. Both the major employers of the University of St Mark & St John and Derriford Hospital are nearby. Dartmoor National Park is located approximately four miles away.





1ST FLOOR  
192 sq.ft. (17.8 sq.m.) approx.



## 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.

## SERVICES

Mains water, gas, electricity and mains drainage.

## VIEWING

By appointment with Lawson

## OUTGOINGS

We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2024/2025 is £2,214.87 (by internet enquiry with Plymouth City Council). These details are subject to change.

## 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.

Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that:- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	65
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

