

Price £395,000



4 WOODEND ROAD, WOOLWELL, PLYMOUTH, PL6 7RQ

WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333

A spacious four bedroom link detached property, situated on a private drive serving two properties situated within a popular location offering easy access to local amenities. The living accommodation which is arranged over two levels comprises, entrance hall, lounge, dining room, cloakroom, fitted kitchen and utility room on the ground floor.

On the first floor, the landing leads to a family bathroom and four bedrooms, bedroom one has the benefit of an en suite shower room.

Externally the property stands on a well maintained plot, to the front there is a driveway with parking for several vehicles leading to a single garage with additional hard stand to the side. At the rear of the property, there is a beautifully maintained garden offering a good degree of privacy.

The property also benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this wonderful family home.

LIVING ACCOMMODATION

Covered entrance porch leads to a PVCu double glazed front door to:

ENTRANCE HALL

Built in storage cupboard, stairs to first floor and doors to all ground floor accommodation.

LOUNGE

PVCu double glazed window to the front and side, living flame effect electric fire with polished stone surround, mantel and hearth, radiator.

DINING ROOM

PVCu double glazed sliding patio door to the rear garden, radiator.

KITCHEN

Granite roll edge worksurfaces incorporating a single drainer one and a half stainless steel sink unit with mixer tap with white gloss cupboard and drawers under and matching wall units, freezer, built in five ring range oven to remain with extractor hood over, radiator, PVCu double glazed window to the rear, archway to:

UTILITY ROOM

Granite roll edge worksurfaces with cupboards and drawers under and matching wall units, washing machine, dishwasher and fridge/freezer, PVCu double glazed door to rear garden.

CLOAKROOM

Low level WC, wash hand basin, PVCu double glazed window to the front.

FIRST FLOOR LANDING

Doors to all first floor accommodation, access to loft.

BEDROOM ONE

PVCu double glazed windows to rear, built in wardrobes and overhead storage with matching drawers, radiator, door to:

EN SUITE SHOWER ROOM

Tiled shower cubicle with inset Mira shower, low level WC, wash hand basin with cupboards under, heated towel rail, PVCu double glazed window to the side.



BEDROOM TWO

PVCu double glazed window to the front, built in wardrobes, radiator.

BEDROOM THREE

PVCu double glazed window to the rear, radiator.

BEDROOM FOUR

PVCu double glazed window to the rear, radiator

BATHROOM

Matching suite comprising, a panel bath with electric shower over, low level WC, pedestal wash hand basin, part tiled walls, radiator, PVCu double glazed frosted window to the side

EXTERNAL

To the front of the property, there is a driveway providing parking for several vehicles which leads to the garage with an adjacent gravelled garden and there is also further parking hard standing to the side then a gate gives access to the rear. A beautifully well maintained garden predominately laid to lawn with a host of established plants, shrubs and a pergola, enclosed by fence and hedge boundaries.

GARAGE

Power and light connected.

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.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage is likely, broadband connection potential is FTTC and ADSL.

VIEWING

By appointment with Lawson

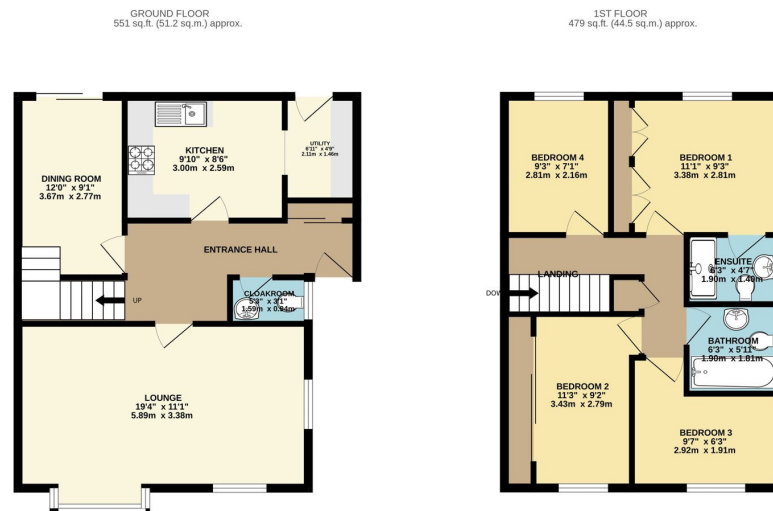
OUTGOINGS

We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2023/2024 is £2,360.50 (by internet enquiry with South Hams District Council). These details are subject to change.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

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FLOOR PLAN



TOTAL FLOOR AREA - 1029 sq.ft. (95.6 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 misstatement. 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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EPC PENDING

