



22 MANADON DRIVE, MANADON, PLYMOUTH PL5 3DH

£480,000

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PLYMOUTH

Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.

A stunning four bedroom semi-detached property finished to an exceptionally high standard benefiting from a generous, landscaped garden situated in this highly regarded location offering easy access to local amenities. The living accommodation which is arranged over two levels comprises; entrance porch with study area leading through to the entrance hall, lounge with wood burner, a stunning modern fitted kitchen/diner with a host of integrated appliances, utility room and modern family bathroom on the ground floor. The first floor landing leads to a shower room and four double bedrooms. Bedroom one has the benefit of a walk-in wardrobe/dressing room whilst bedroom two and three have built in wardrobes.

Externally the property stands on a generous plot, to the front there is a driveway providing parking for up to three cars and integral garage and at the rear there is a generous lawned garden which leads to a lodge/bar. 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.

The living accommodation.

Approached via a PVCu double glazed front door to.

ENTRANCE HALL/STUDY

PVCu double glazed window to side, radiator, door to.

INNER HALLWAY

Stairs to first floor, access to.

KITCHEN/DINER

Stunning fitted kitchen with roll edged work surfaces with cupboards and drawers under with matching wall units and underlighting, single drainer with one and a half bowl sink unit with detachable mixer tap, built in electric oven and four ring hob, built in microwave and dishwasher, ceramic tiled floor, two sets of PVCu double glazed French doors leading to the rear garden, door to inner hallway and lounge.

LOUNGE

PVCu double glazed window to front, wood burner standing on a slate hearth, LED colour changing lighting, radiator.

INNER HALLWAY

Stairs to master bedroom, door to.



BATHROOM

Comprising roll top bath with detachable shower head, tiled shower cubicle with inset shower, low level w.c, wash hand basin with cupboards under, tiled floor, part tiled walls, radiator.

MASTER BEDROOM

PVCu double glazed window to front, radiator, access to walk-in wardrobe with built in shelving, hanging space and storage.

SECOND LANDING

Access stairs via the main hallway.

BEDROOM TWO

PVCu double glazed window to front, radiator, built in storage.

BEDROOM THREE

PVCu double glazed window to rear, built in wardrobes with sliding mirrored doors, radiator.

BEDROOM FOUR

PVCu double glazed window to rear, built in wardrobes with sliding mirrored doors, radiator.

SHOWER ROOM

Comprising tiled shower cubicle with inset shower, low level w.c, wash hand basin, part tiled walls, integrated frosted window to side.

EXTERNALLY

FRONT - Driveway providing parking for three cars which leads to garage with roll up, up and over door and gives access to the utility room; where you will find a range of base and eyelevel units, plumbing for washing machine and heated towel rail.

REAR - Patio area leads to the steps and onto to a generously proportioned lawned garden with decking area leading to the detached lodge/bar; 15ft 7" x 10ft 1" with power and lighting and built in bar area with additional outside seating.





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 £2214.87 (by internet enquiry with Plymouth City Council). These details are subject to change.

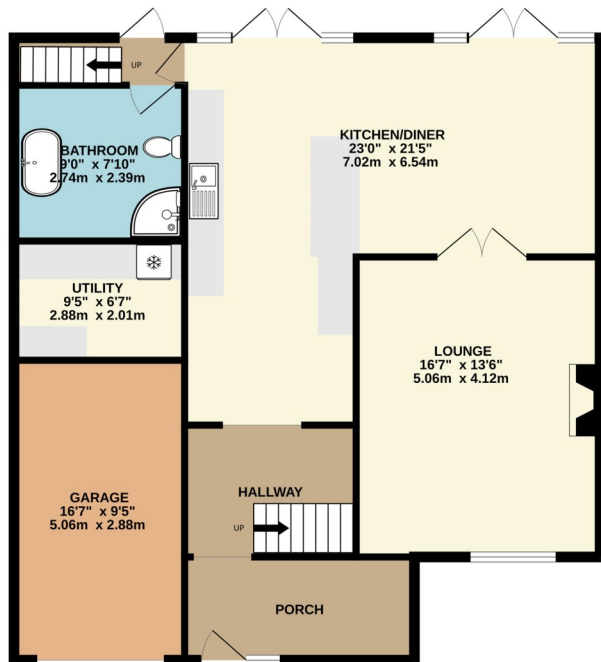
STRICTLY BY APPOINTMENT ONLY

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 2022

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GROUND FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 1665 sq.ft. (154.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(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	

