

**£425,000**

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



**9 CANBERRA ROAD, DERRIFORD, PLYMOUTH, PL6 8DZ**

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

An immaculately presented four double bedroom detached property built by the award winning builder Cavanna Homes 2017 situated in this highly regarded modern development offering easy access to Marjon University and Derriford Hospital. The living accommodation which is beautifully presented throughout in tasteful neutral colours is arranged over two levels and comprises; entrance hall, lounge, dining room, fitted kitchen with integrated appliances and a cloakroom on the ground floor. On the first floor the landing leads to a modern family bathroom and four good size bedrooms, bedroom one has the benefit of built in wardrobes and an en-suite shower room.

Externally the property stands on a well maintained low maintenance plot which incorporates front and rear gardens, an integral garage and a driveway providing parking for two cars. The property also benefits from PVCu double glazing, gas central heating and the remainder on the NHBC certificate. An internal viewing is highly recommended to truly appreciate this wonderful family home.

The living accommodation;  
Approached through part glazed front door to.

#### **ENTRANCE HALL**

Herringbone vinyl flooring, door to.

#### **DINING ROOM**

Stairs to first floor, under stairs storage cupboard, radiator, herringbone vinyl flooring, PVCu double glazed window to front, door to.

#### **LOUNGE**

Media wall with built in storage, radiator, PVCu double glazed window to rear, PVCu double glazed French doors to rear garden.

#### **CLOAKROOM**

Low level w.c, pedestal wash hand basin, radiator, PVCu double glazed frosted window to front.

#### **KITCHEN**

Roll edged worksurfaces with gloss cupboards and drawers under with matching wall units, single drainer and one and a half bowl sink unit with mixer tap, built in electric oven and four ring gas hob with extractor hood over, built in fridge/freezer, dishwasher and wine fridge, PVCu double glazed window to side and rear.

#### **FIRST FLOOR LANDING**

Doors to all first floor accommodation, access to loft, built in cupboard housing hot water cylinder.

#### **BEDROOM ONE**

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

#### **EN SUITE SHOWER ROOM**

Comprising tiled shower cubicle with inset shower, low level w.c, pedestal wash hand basin, heated towel rail, extractor fan, PVCu double glazed frosted window to side.

#### **BEDROOM TWO**

PVCu double glazed window to rear, radiator.

#### **BEDROOM THREE**

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



## BEDROOM FOUR

PVCu double glazed window to rear, radiator, built in wardrobe.

## BATHROOM

Matching suite comprising panelled bath with mixer tap and shower attachment, low level w.c., pedestal wash hand basin with cupboards under, heated towel rail, extractor fan.

## EXTERNALLY

Front - Driveway providing parking for two cars leads to garage with low maintenance gravelled garden.

Rear - Composite decking area leads to an artificial lawned garden with outside power and water supply enclosed by fence and walled boundaries.

## GARAGE

Metal up and over door, 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.

## SERVICES

Mains water, gas, electricity and mains drainage.

## VIEWING

By appointment with Lawson

## OUTGOINGS

We understand the property is in band 'E' for council tax purposes and the amount payable for the year 2025/2026 is £2842.17 (by internet enquiry with Plymouth City Council). These details are subject to change.

## FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

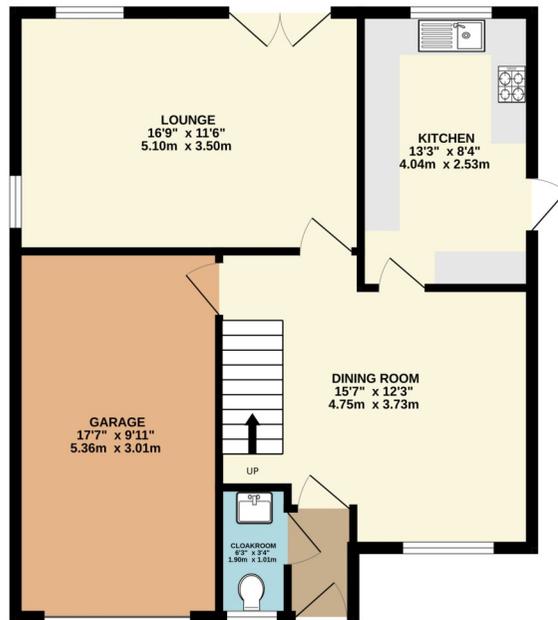
These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy.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

## BUYERS INFORMATION

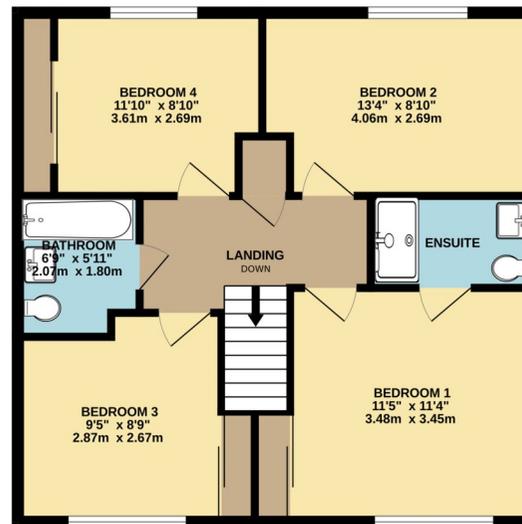
Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete.

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.

GROUND FLOOR  
699 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR  
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 1313 sq.ft. (121.9 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.  
Made with Metropix ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B		84	90
(69-80) C			
(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	

