

Price £385,000



11 LONG PARK DRIVE, WOOLWELL, PLYMOUTH, PL6 7QE

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

FULL DESCRIPTION

Lawson are delighted to market this well-appointed, extended detached family home in the heart of Woolwell. The Property benefits from well attended accommodation arranged over two floors comprising, a composite front door leading to an entrance vestibule with a double aspect and tiled flooring, an inner double-glazed door leads to the main hallway with wood effect flooring, carpeted stairs to the first-floor landing and understairs storage. A doorway opens to the kitchen/dining room; a fantastic, light and airy room with matching range of base and eye level storage cupboards with granite work surfaces, an integral electric Bosch double oven, Bosch electric induction hob, filter canopy, Bosch microwave combi oven, dishwasher, and a one and a half bowl stainless steel sink drain unit with a mixer tap, tiled splashbacks, spotlights, tiled flooring, a window and a door to the rear garden.

From the main hallway, a doorway opens to the sitting room, a fabulous double aspect room with windows to the front and rear elevation and French doors to the rear elevation, panelled feature wall and wood effect flooring. There is a cloakroom with a low-level WC, pedestal wash hand basin and a window to the side elevation.

Carpeted stairs then ascend to the first-floor landing with a window to the front elevation and loft access. A doorway leads to bedroom one, a double room with a window to the rear elevation, inset spotlights, and an en-suite shower room with a low-level WC, oversized shower cubicle with an electric Triton shower unit, wash hand basin with storage beneath, inset spotlights and a window to the front elevation.

Bedroom two is a further double room with a window to the rear elevation. Bedroom three is a small double room with a window to the front elevation. Bedroom four is a large single room with a window to the rear elevation.

Externally, to the front of the property, there is a Herringbone brick driveway with lawns to both sides and a range of mature shrubs leading to a garage with an electric roller shutter door, power and light connected and a pedestrian door to the rear. The rear garden is fully fence enclosed with a flagged patio, Astroturf play area, an outside tap and a gateway leading to the side garden which is also fully fence enclosed and is southerly facing. It is private, fantastic growing area or sun terrace.

The property also has the benefit of PVCu double glazing and gas fired central heating via the wall mounted combination boiler.

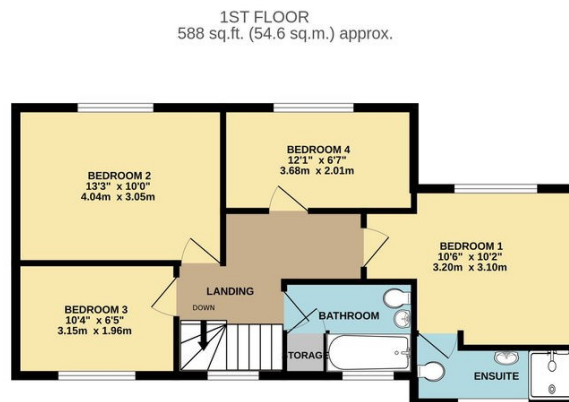
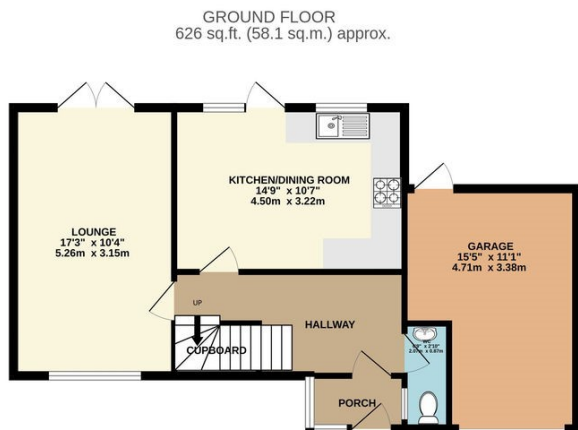
UTILITIES

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

WOOLWELL

Woolwell is a suburb, four miles north from the city of Plymouth, located just outside the city boundary in the district of South Hams with excellent access to Plymbridge Woods and Dartmoor National Park. The area boasts an excellent Primary School, two day-nurseries, a Medical Centre and a Community Centre, which has many function rooms, a small café and is at the heart of the community, holding various events throughout the year. There is also a small complex of six retail outlets, containing four takeaway restaurants and a hairdresser. A large Tesco Extra store is situated on the western boundary of Woolwell, with a recently built Lidl store opposite. There are three playgrounds situated throughout Woolwell, which are an asset to the local families with children, as is the local Scout group. There is a regular bus service, in addition to a very useful park and ride located half a mile away with direct links to Derriford Hospital and Plymouth city centre. Within a few minutes' drive are; Dartmoor National Park, Yelverton Golf Club and Buckland Abbey, the historic home of Sir Francis Drake.





TOTAL FLOOR AREA : 1213 sq.ft. (112.7 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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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, 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 £2,472.08 (by internet enquiry with South Hams District 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 2025.

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). 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.

