



**2 CROFT PARK, WOOLWELL, PLYMOUTH PL6 7QJ**

**GUIDE PRICE £475,000**

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## 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.

Lawson are delighted to market this beautifully appointed detached family home in a convenient location just a short walk from all amenities, excellent schooling and public transport. The property has beautifully appointed accommodation arranged over two floors comprising; PVCu double glazed front door to the main house and entrance porch; with half height metro tiling, a window to the front elevation and a double glazed door leads to the inner hall; with tiled flooring and carpeted stairs to the first floor landing, under stairs storage and a door to the utility cloakroom; with a low level w.c, pedestal wash hand basin, a wall mounted Worcester combination boiler, plumbing for washing, space for a tumble dryer, oak work surfaces, tiled splashbacks and a window to the front. The kitchen is fitted with a matching range of base and eye level storage cupboards with post formed wood effect worksurfaces, Neff four burner induction hob, twin Neff electric oven, filter canopy, dishwasher, integral fridge/freezer, breakfast bar, tiled flooring and a window to the rear. The sitting room with a large floor to ceiling window to the front elevation, moulded ceiling and an opening through to the dining room; which is double aspect with wood effect flooring and French doors leading to the enclosed rear garden.

From the main hallway carpeted stairs ascend to the first floor landing with built in bookcase and access to the loft with a pull down ladder. Bedroom one a spacious double with a window to the rear elevation with a full range of fitted wardrobes. Bedroom two a further double with a window to the rear. Bedroom three a double with a window to the front and wood effect flooring. The main bathroom has been upgraded to a high standard with a matching four piece suite comprising, oversized shower cubicle with a direct feed shower unit and drencher head, pedestal wash hand basin, low level w.c, roll top bath and a telephone style tap with shower head, chrome towel rail, window to the front, wood effect flooring.



## **ANNEX**

The unique feature is the fantastic fully self contained Annex which is approached via a PVCu double glazed front door straight into a spacious kitchen/dining room, carpeted stairs to the first floor landing, under stairs storage and fitted kitchen; with a matching range of base and eye level storage cupboards with post formed and roll top worksurfaces, a hot point electric oven, four burner electric hob, filter canopy, one and a half bowl acrylic sink drainer unit with a mixer tap and tiled splashbacks. A triple aspect lounge with moulded ceiling and French doors to rear garden.

Carpeted stairs ascend to the bedroom a spacious room with a double aspect, far reaching views with two large cupboards and door to the shower room; with oversized shower cubicle, tiled splashbacks, Mira electric shower unit, folding glass screen, pedestal wash hand basin with storage beneath, low level w.c, wood effect flooring, chrome towel rail and a window to the front elevation.

Externally, to the front there is brick herringbone driveway providing parking for several vehicles, a large covered porch and a gateway leading to the garden which is fully fence enclosed with mature fruit tree and stone flagged patio. The rear garden a feature of the property fully wall enclosed, natural stone, flagged patio, gravelled edge, outside lights and an outside tap. Iron gates leads to a further large flagged stone patio west facing with a large shrub bed. The property has the benefit of PVCu double glazing throughout, fascias, gutters and downpipes, gas central heating via the wall mounted combination boiler.

## **UTILITIES**

Mains water, gas, electricity and mains drainage, mobile coverage xxx, broadband connection xxx.

## **OUTGOINGS SOUTH HAMS**

We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2024/2025 is £2360 (by internet enquiry with South Hams District Council). The Annex is a band 'A' £1573.57 These details are subject to change.





## SERVICES

Mains water, gas, electricity and mains drainage.

## VIEWING

By appointment with LAWSON.

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## STRICTLY BY APPOINTMENT ONLY

## FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

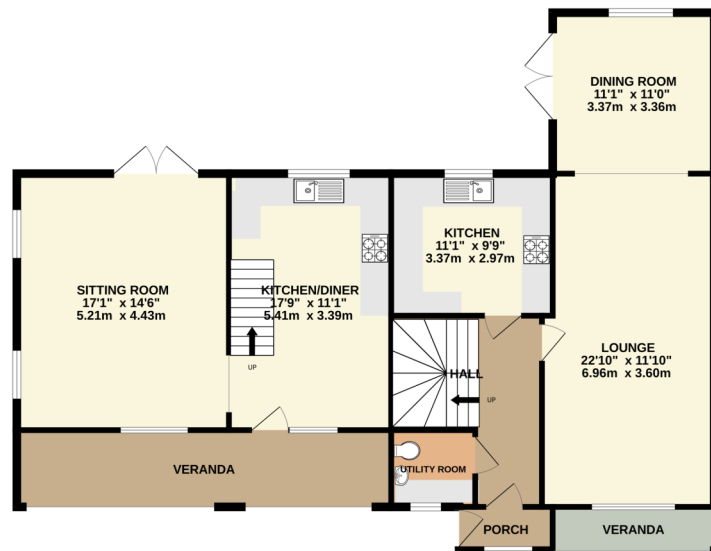
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## BUYERS INFORMATION

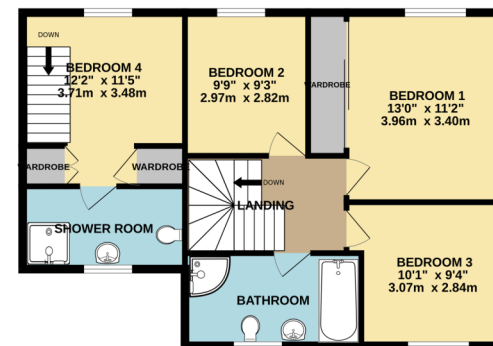
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GROUND FLOOR  
1266 sq.ft. (117.6 sq.m.) approx.



1ST FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 1967 sq.ft. (182.7 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		82
(69-80)	C	69	
(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	

