

LAWSON
Estate Agency...Only Better



Lulworth Drive, Widewell, Plymouth
Plymouth

£315,000

A spacious, extended three-bedroom semi-detached property standing on a level south-facing plot situated in this sought after location offering easy access to local amenities. Living accommodation which is arranged over two levels comprises; an entrance hall, family bathroom, lounge and a superb fitted kitchen/diner with quartz work top and integrated appliances on the ground floor. On the first floor the landing leads to three good-sized bedrooms. To the front there is a driveway providing parking for several vehicles leading to a garage and an additional outbuilding whilst at the rear there is a generous level south-facing garden. The property benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this family home.

The living accommodation

Approach through PVCu double glazed front door to.

ENTRANCE HALL

Stairs to first floor, vertical radiator, door to shower room, door to.

LOUNGE

PVCu double glazed window to front, access to.

KITCHEN/DINER

Quartz work tops with grey gloss cupboards and drawers under and matching wall units, island court unit incorporating a single drainer sink unit with detachable mixer tap with cupboards and drawers under, integral dishwasher, built-in electric oven and four ring induction hob, built-in fridge freezer, cupboard housing gas boiler which serves domestic hot water and central heating system, skylight, PVCu double glazed door to side, PVCu double glazed French doors to rear garden.

SHOWER ROOM

Comprising closed shower cubicle with rain head shower, low level wc, wash hand basin with cupboards under, tiled walls, heated towel rail, PVCu double glazed frosted windows to side.

FIRST FLOOR LANDING

Doors to all first floor accommodation, access to loft, radiator.

BEDROOM ONE

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

BEDROOM TWO

PVCu double glazed window to rear, built-in storage, radiator.

BEDROOM THREE

PVCu double glazed window to rear.

EXTERNALLY

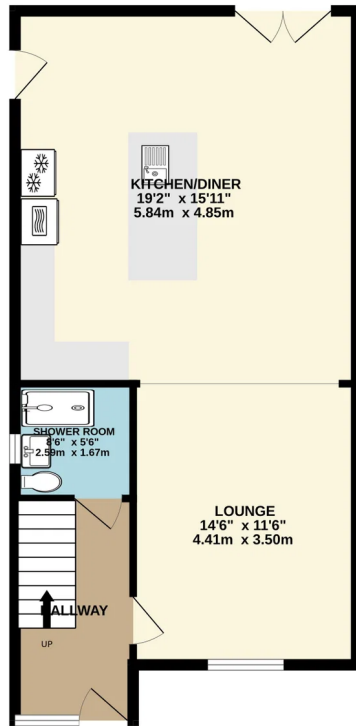
Front - herringbone driveway providing parking for several vehicles which leads to double gates which again provides additional parking which in turn leads to the garage. There is a level lawn garden to the front, rear patio leads to a level south facing rear garden enclosed by fenced boundaries.

GARAGE

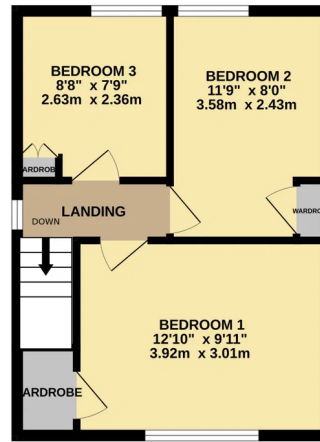
Metal up and over door power and light connected further additional storage shed to the rear of the



GROUND FLOOR
608 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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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OUTGOINGS PLYMOUTH

We understand the property is in band ' C ' for council tax purposes and the amount payable for the year 2026/2027 is £2170.53 (by internet enquiry with Plymouth City Council). These details are subject to change.

UTILITIES

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

SERVICES

Service charge information, ground rent, and any associated leasehold costs have been provided to us by the seller and are believed to be accurate at the time of marketing. However, these figures have not been verified by us and should be confirmed by your solicitor during the conveyancing process before exchange of contracts.

ACCOMMODATION

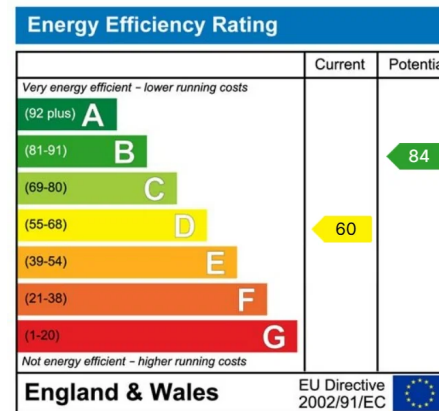
Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

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