



SELL • LET • MANAGE

Woodland Drive, Plympton, PL7 1SN

£310,000 Freehold

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£310,000

# Woodland Drive

Plympton, PL7 1SN

- Semi Detached Family Home
- Five Bedrooms
- Flexible Accommodation
- Generous Rear Garden
- Integral Garage
- Double Storey Extension
- Popular Plympton Location
- Elevated Views
- Driveway with Ample Parking
- Council Tax Band B

DC Lane are delighted to introduce to the market this impressive five bedroom semi detached family home located within a cul de sac in Merafield, Plympton, close to sought after schooling, local amenities, Saltram House and also easy access to the A38.

Boasting a double storey extension there is flexible accommodation on offer and endless possibilities for multi generational living. To the left of the hallway the spacious lounge opens into a kitchen/diner with rear garden access. To the right of the hallway a door leads to the garage which is currently used as a utility and storage area however this could be converted into another room. A further room with plumbing could be used as a utility room or another bathroom and also offers garden access. Stairs rise to the first floor with five bedrooms ( four doubles and a single) with one offering an ensuite w/c and are all serviced by a shower room. Outstanding elevated views over Plympton, beyond to Derriford and Dartmoor can be enjoyed from the front.

External attributes include a driveway for several vehicles and remote controlled garage door and to the rear a patio area leads from the house and path leads up the garden flanked by generous lawned areas. This south facing garden enjoys the sunshine all day and is the most wonderful place for relaxation and entertainment. Through the pedestrian gate a short stroll takes you to Hardwick Woods excellent for dog walking.

With natural light filling the property throughout a viewing is highly recommended to appreciate this delightful property set on a generous plot with flexible accommodation and would appeal to a wide audience including young families drawn to the highly sought after school catchment area.



## Ground Floor

Lounge	11'10" x 13'10" (3.63 x 4.23)
Kitchen/Diner	15'2" x 9'5" (4.64 x 2.89)
Room	10'2" x 7'1" (3.10 x 2.17)
Garage/Storage	6'9" x 15'10" (2.08 x 4.84)

## First Floor

Bedroom One	10'2" x 14'6" (3.11 x 4.43)
Bedroom Two	10'3" x 10'2" (3.14 x 3.12)
Bedroom Three	6'11" x 9'5" (2.13 x 2.89)
Bedroom Four	9'3" x 10'5" (2.84 x 3.20)
Bedroom Five	5'4" x 7'7" (1.65 x 2.33)
Shower Room	6'3" x 4'11" (1.93 x 1.52)





## Directions

From Marsh Mills roundabout take the exit onto Plymouth Road and continue for 0.7 mi, turn right onto Great Woodford Drive and continue onto Cot Hill. At the roundabout, take the 1st exit onto Merafield Rd 220 ft Turn right onto Woodland Drive and the property can be found on the right.

**Council Tax Band: B**

## Scan for Material Information

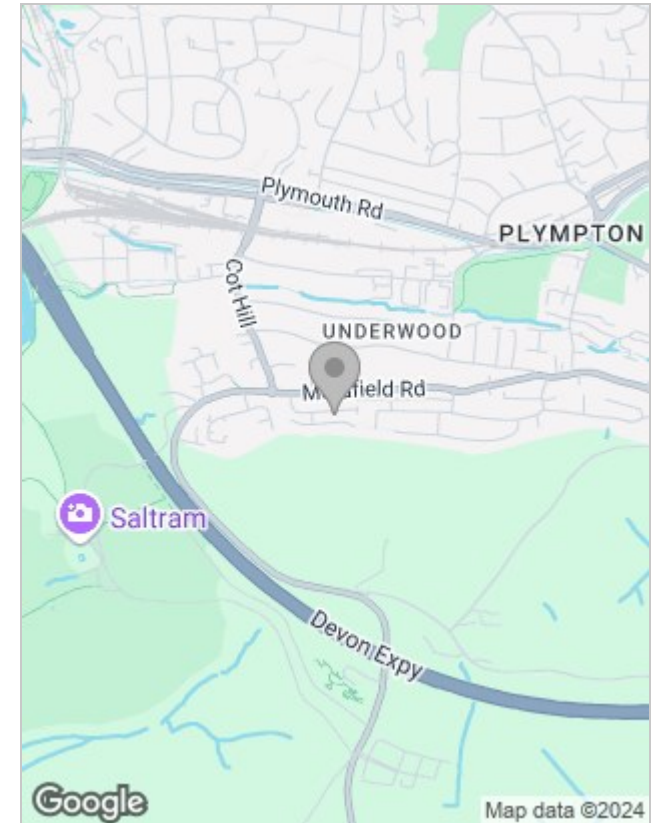




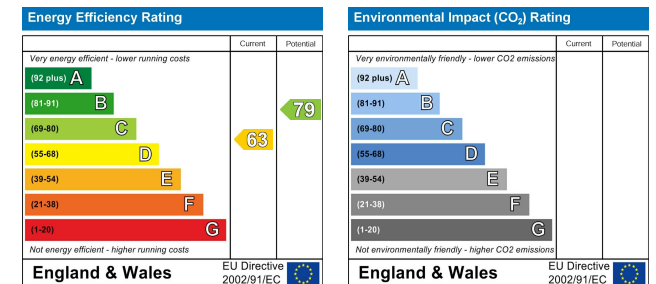
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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