



SELL • LET • MANAGE

14 Westwood Avenue, Plymouth, PL6 7HS

£470,000

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£470,000

# 14 Westwood Avenue

Plymouth, PL6 7HS

- Detached Family Home
- Four Double Bedrooms
- Luxurious En-Suite
- Generous Rear Garden
- Spacious Accommodation
- Popular Glenholt Location
- Spectacular Ground Floor Bedroom
- Driveway for Multiple Cars
- Far Reaching Views to Dartmoor
- Simply Must Be Viewed

DC Lane are thrilled to present to the market this magnificent detached four double bedroom family residence in the highly sought after location of Glenholt on the northern fringes of Plymouth. The property is ideally located for excellent local schooling, close proximity to Derriford Hospital, Superstore and Dartmoor National Park.

The approach to the property is via a brick paved drive that can accommodate multiple cars. Level access into the property welcomes you into the hallway with original parquet flooring a feature enjoyed through to the lovely living/dining room. With new gas fire set within attractive fireplace, dual aspect windows and garden access this is a superb principle room. Leading from the hallway are a study, utility room, cloakroom/wc and a well appointed kitchen with an abundance of contemporary units and built in integrated appliances with steps down to a 'breakfasting' area with further storage and rear garden access. The 'piece de resistance' is the impressive ground floor bedroom that literally takes your breath away with the vaulted ceiling, velux window and cutting edge bi-fold doors opening into the rear garden. The luxurious en suite boasts a spa bath, shower enclosure with body jets and double vanity units with inset basins.

From the first floor there are far reaching views of Dartmoor from the rear aspect, the larger double bedroom has an en suite shower room and there are two further double bedrooms, family bathroom and a useful storage room. The generous rear garden which is mainly laid to lawn also has a decked area a wonderful place for alfresco relaxation and entertainment taking in the views. There are three storage sheds and side access to the front.

Offering ideal family living and entertaining space this certainly is an exceptional home in an enviable location and a viewing is highly recommended.



## Ground Floor

Lounge	12'0" x 14'0" (3.66 x 4.28)
Dining Room	12'0" x 8'2" (3.66 x 2.50)
Kitchen	11'9" x 6'6", 206'8" (3.60 x 2,63)
Breakfast Area	5'4" x 8'7" (1.64 x 2.63)
Utility Room	8'0" x 8'4" (2.46 x 2.55)
Study	8'0" x 7'8" (2.46 x 2.34)
Bedroom	11'5" x 23'3" (3.50 x 7.10)
En-Suite	11'5" x 6'6", 124'8" (3.50 x 2,38)
First Floor	
Bedroom Two	11'3" x 14'0" (3.45 x 4.28)
En Suite	5'4" x 8'2" (1.65 x 2.50)
Bedroom Three	8'9" x 12'9" (2.67 x 3.91)





Bedroom Four	8'9" x 9'4" (2.67 x 2.87)
Family Bathroom	7'8" x 8'2" (2.36 x 2.50)
Storage Room	5'9" x 4'5" (1.77 x 1.36)

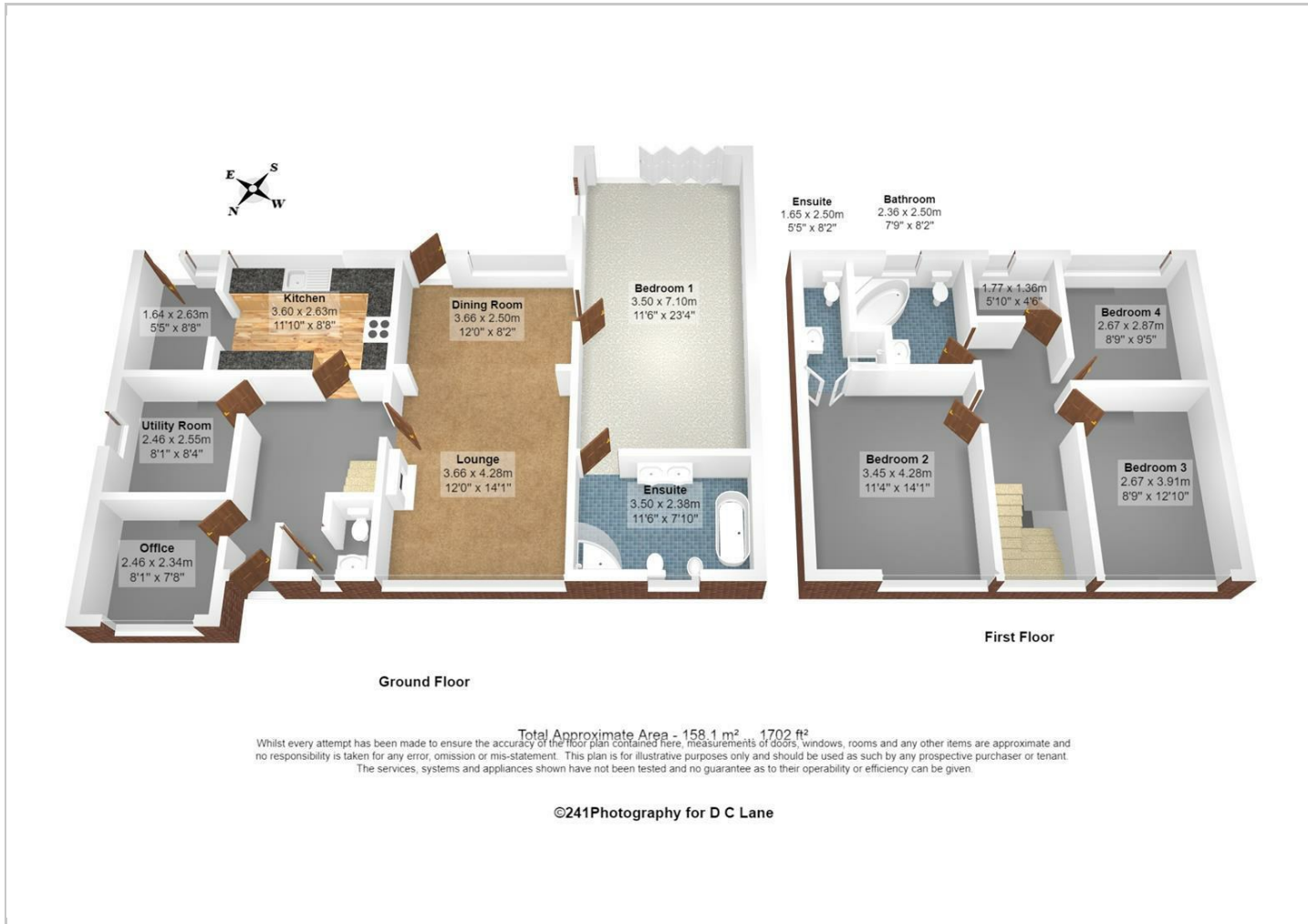
## Directions

From the office Turn left onto Hyde Park Rd and Continue straight onto Weston Park Rd for 0.7 mi Turn right onto Outland Rd/A386 and Keep right to continue on A386 for 1.1 mi. Keep left to continue on Tavistock Rd/A386. At Derriford Roundabout, take the 2nd exit and stay on Tavistock Rd/A386 for 1 mi. At the traffic lights turn right into Plymbridge Road and turn left into Westwood Avenue.. The property can be found on the right.

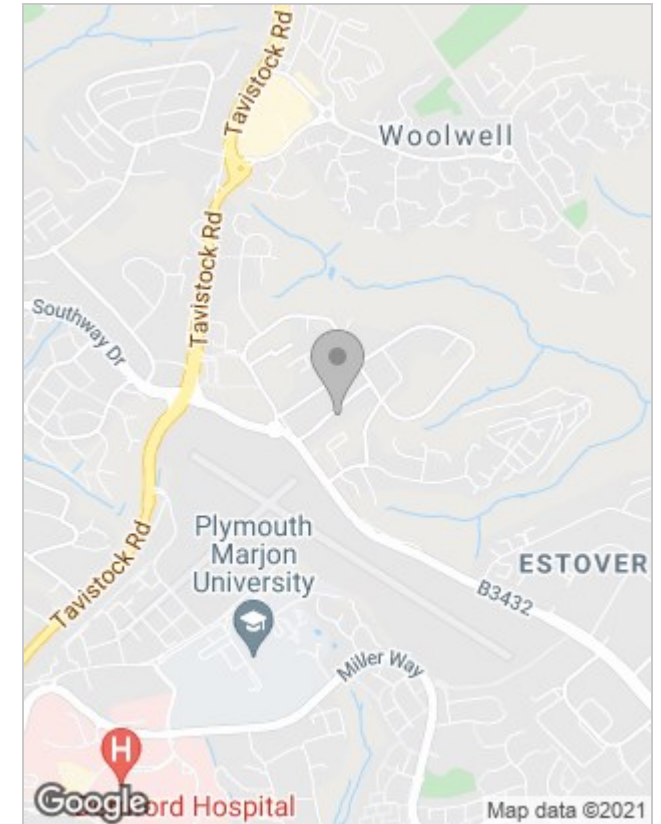




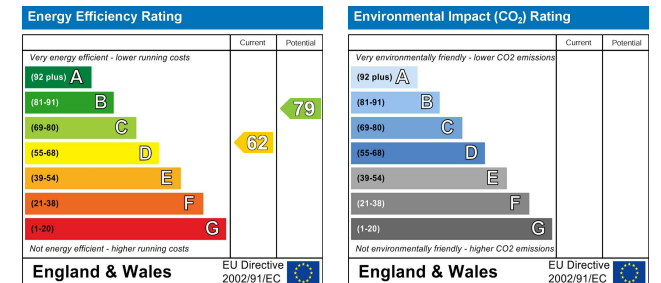
## Floor Plans



## 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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