



## 3 Lulworth Drive

Widewell, Plymouth, PL6 7DT

£300,000



A modern end-terrace townhouse in Widewell with 2 allocated parking spaces. The property offers spacious accommodation & you are greeted by an entrance hall with porcelain tiles & underfloor heating which runs into the cloakroom & the kitchen. The lounge/diner is located to the rear of the property on the ground floor with French doors opening out to the rear garden. There are 2 bedrooms & a family bathroom on the first floor. The master bedroom which has an en-suite & a further double bedroom occupy the 2nd floor. To the rear is a landscaped enclosed rear garden with access to the parking area. No onward chain.



**LULWORTH DRIVE, WIDEWELL, PLYMOUTH, PL6 7DT**

**ACCOMMODATION**

Entrance via a composite front door with obscured glazed cubed panels which opens to the entrance hall.

**ENTRANCE HALL 16'11" x a maximum of 6'6" (5.16m x a maximum of 2m)**

Porcelain tiled floor with under-floor heating. Staircase rising to the first floor landing. Doors leading to the cloakroom, lounge/diner & entrance to the kitchen.

**CLOAKROOM 5'10" x 2'10" (1.79 x 0.87)**

Porcelain tiled flooring with under-floor heating. Matching suite of close coupled wc & pedestal wash hand basin with a tiled splash-back. Obscured uPVC double-glazed window to the side.

**KITCHEN 18'8" x 7'11" (5.7 x 2.42)**

Matching base & wall mounted units to include a fitted twin Bosch oven, integrated dishwasher & space for a washing machine. Roll edge granite worktops have inset 4 ring induction Bosch hob with a contemporary filter hood over. Inset 1.5 bowl sink unit with mixer tap. Matching granite up-stands with white brick-style effect splash-back. Wall mounted Ideal Logic boiler concealed in unit. Space for an American fridge/freezer. Porcelain tiled floor with under-floor heating. uPVC double-glazed window to the front.

**LOUNGE/DINER 13'6" x 11'5" (4.14 x 3.5)**

Grey wood effect LVT flooring. Ample space for sofas & dining table. uPVC double-glazed French doors with windows on either side, opening to the rear garden.

**FIRST FLOOR LANDING 18'2" x 6'5" (5.56 x 1.98)**

Dual aspect with uPVC double-glazed window to the front & side. Staircase rising to the second floor. Doors leading through to bedrooms 2, 4 & bathroom.

**BEDROOM TWO 12'5" x 13'0" (3.79 x 3.97)**

uPVC double-glazed window to the rear overlooking the garden.

**BATHROOM 6'8" x 6'2" (2.05 x 1.89)**

Matching suite of panelled L-shaped bath with fitted shower over, dual shower heads both handheld & rainfall. A wash hand basin inset into white high gloss vanity storage cupboards below & a close coupled wc. Tiled walls. Tiled floor. Wall mounted heated towel rail. Ceiling spotlights. Extractor fan.

**BEDROOM FOUR 12'10" x 6'3" (3.92 x 1.91)**

Currently used as a study with a uPVC double-glazed window to the front.

**SECOND FLOOR LANDING 8'0" x 3'2" (2.46 x 0.97)**

Doors leading through to bedrooms 1 & 3. uPVC double-glazed window to the side. Access hatch to roof void. The loft is boarded with access ladder, lighting & provides a generous amount of storage.

**BEDROOM ONE 15'4" narrowing to 10'11" x 13'0" narrowing to 8'0" (4.69 narrowing to 3.35 x 3.98 narrowing to 2.45)**

Fitted wardrobes running along one wall with hanging rail & shelving. uPVC double-glazed window to the rear overlooking the garden. Door opens to the en-suite.

**EN-SUITE 7'5" x 4'8" (2.28 x 1.44)**

Matching suite of shower cubical with fitted shower, dual shower heads both handheld & rainfall. A wash hand basin inset into high gloss vanity storage cupboards below & close coupled wc. Tiled walls. Tiled floor. Ceiling spotlights. Extractor fan. Wall mounted heated towel rail.

**BEDROOM THREE 11'9" x 9'4" (3.59 x 2.86)**

Door to airing cupboard which houses the Range Tribune pressured water tank with fitted shelving above. uPVC double-glazed window to the front.

**OUTSIDE**

The property is approached via a paved path with section of astro turfing to one side, which leads to the front door. A section of stone chippings & stepping stone pavings leads to a wooden gate giving access to the side passage.

**GARDEN**

To the rear a landscaped garden which has created to provide a level space for ease of maintenance with a large paved patio & section of astro turfing to the side of the property. Outside tap. Electricity. An area of stone chippings with stepping stone pavings leading up to the wooden gate opening to the front. A path leads to the wooden gate giving access to where the 2 allocated car parking spaces are.

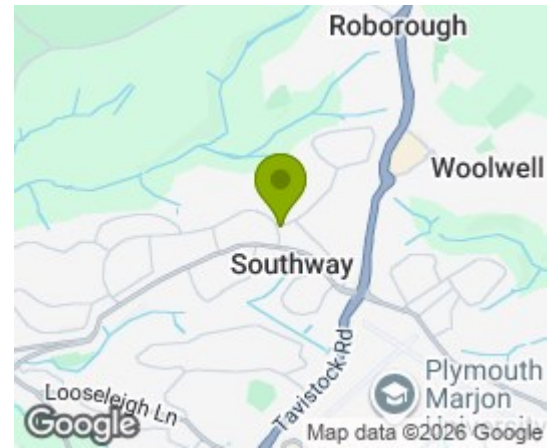
**COUNCIL TAX**

Plymouth City Council  
Council Tax Band: D

**SERVICES PLYMOUTH**

The property is connected to all the mains services: gas, electricity, water and drainage.

**Area Map**

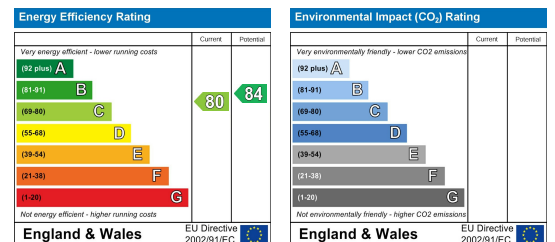


**Floor Plans**



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**Energy Efficiency Graph**



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