



DC
LANE

SELL • LET • MANAGE

Meadowlands, Plymouth, PL6 7RR

£400,000

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£400,000

Meadowlands

Plymouth, PL6 7RR

- Detached House
- Two En-Suites & Family Bathroom
- Garage & Driveway
- Delightful Garden
- Beautifully Presented
- Four Bedrooms
- Three Reception Rooms
- Corner Plot
- Home Office
- Woolwell Location

DC Lane are thrilled to present a superb four bedroom detached property situated at the entrance of a quiet, residential cul de sac in the highly sought after location of Woolwell 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.

Offering ideal family living and entertaining space. this delightful property comprises of entrance hallway with built in cupboards offering hanging storage and downstairs cloakroom. Leading to a lovely sitting room with two windows and feature fireplace, the ground floor further boasts a home office with patio doors giving garden access and separate dining room. The large kitchen/breakfast room comes complete with range style cooker, feature extractor hood, an abundance of cabinets and patio doors giving further garden access. Leading up the stairs to the first floor the master bedroom with built in mirrored wardrobes has a spacious en suite shower room and bedroom two also benefits from an en suite shower room. There are two further bedrooms serviced by a well appointed bathroom.

Surrounding the property the gardens have been well tended, the borders offer mature shrubbery and bushes and this delightful home further benefits from a patio area leading from the house and lawned area. The garage with power and light can be accessed from the driveway which can easily park two cars. Far reaching views of the surrounding countryside can be enjoyed from the front aspect of the property.

This attractive family home has natural light flooding the property throughout and a viewing is highly recommended, an exceptional home in an enviable location.



Ground Floor

Living Room	18'10" x 12'6" (5.76 x 3.82)
Dining Room	8'1" x 9'4" (2.48 x 2.86)
Kitchen	15'5" x 9'4" (4.70 x 2.86)
Home Office	8'11" x 12'5" (2.74 x 3.80)
Cloakroom/wc	2'10" x 5'2" (0.88 x 1.60)

First Floor

Bedroom One	16'0" x 9'4" (4.88 x 2.86)
En-Suite	8'11" x 6'2" (2.72 x 1.88)
Bedroom Two	8'11" x 13'10" (2.72 x 4.24)
En-Suite	6'0" x 4'4" (1.84 x 1.34)
Bedroom Three	8'8" x 8'7" (2.66 x 2.62)
Bedroom Four	6'9" x 8'7" (2.06 x 2.62)





Bathroom 5'3" x 6'5" (1.62 x 1.98)
External
Garage 7'3" x 15'7" (2.22 x 4.76)

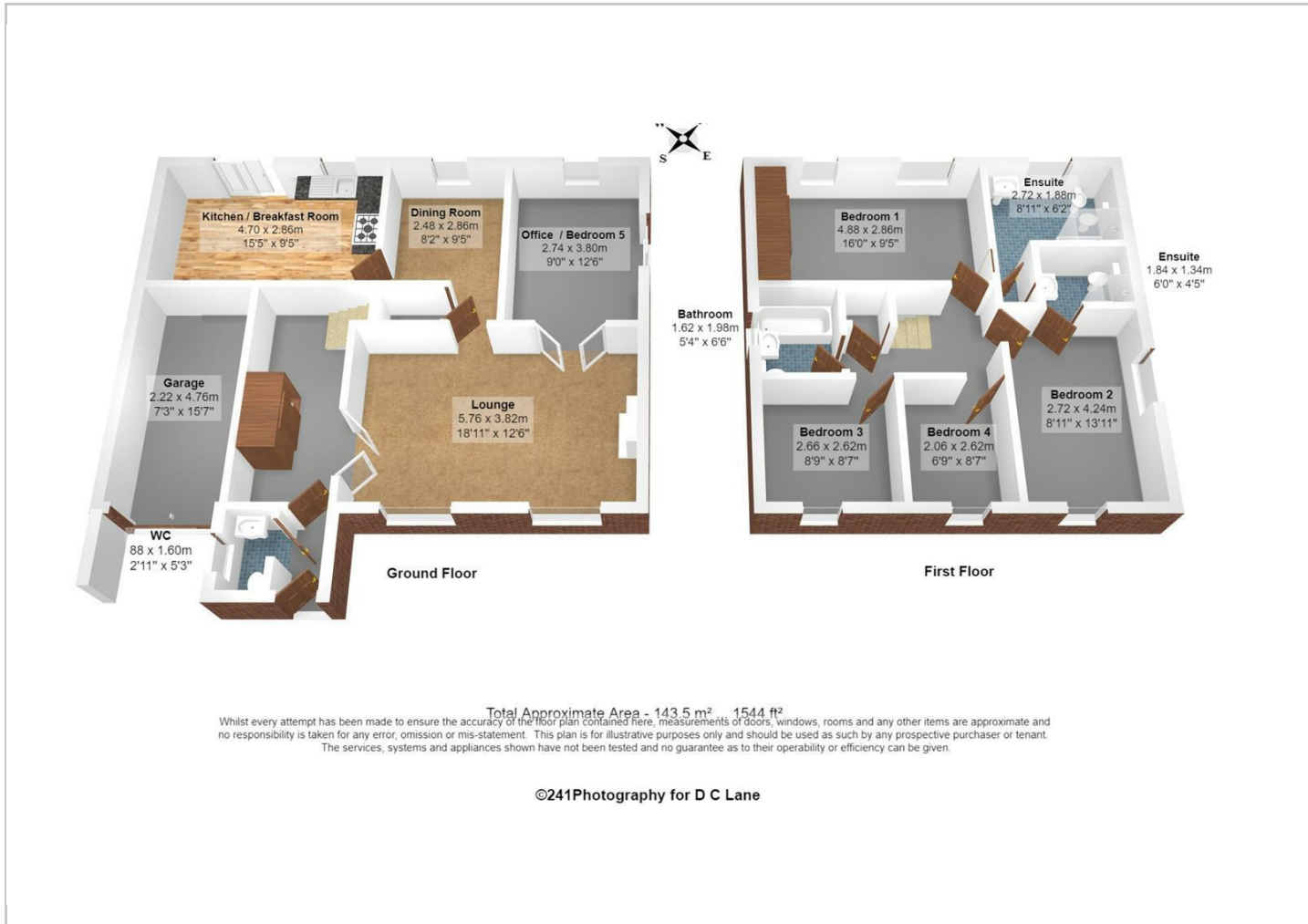
Directions

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 1.3 mi. At the roundabout, take the 2nd exit onto Woolwell Rd At the next roundabout, take the 3rd exit and stay on Woolwell Rd for 0.3 mi. Turn right onto Woodend Rd and Turn right onto Meadowlands. The property can be found on the right.





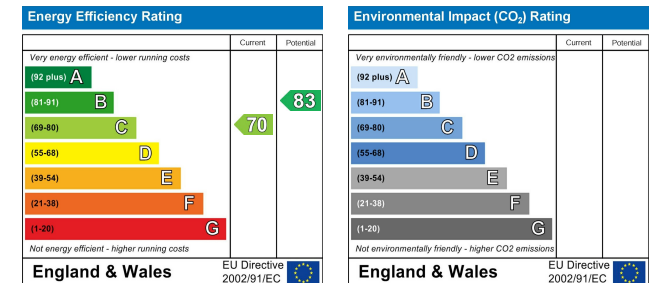
Floor Plans



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.

99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ
 01752 874242 | hello@dclane.co.uk | www.dclane.co.uk