



## 14 HIGHER WOODFORD LANE

PLYMPTON, PLYMOUTH, PL7 4PD

£950,000  
FREEHOLD

A unique opportunity to acquire this superbly appointed executive style 5 bedroom detached property located on a good size plot in the Plympton area of Plymouth. Immaculately presented throughout this sizeable property of around 3300 sq ft has been modernised to a high standard and has many features to suit a large family. Benefitting from a southerly facing garden, double garage and driveway parking for multiple vehicles this really is a property to be viewed to be fully appreciated.



# 14 HIGHER WOODFORD LANE

- Executive Style Detached House
- Double Garage
- Individually Designed
- Electric Gated Entrance
- Viewing Highly Recommended
- 5 Bedrooms (2 en-suites)
- Parking For Numerous Vehicles
- Southerly Facing Garden
- Immaculate Throughout



## Entrance:

via composite part glazed door into:

## Entrance Vestibule

uPVC double glazed windows to the side and further glazed oak doors into:

## Hallway:

Stairs rising to first floor with cupboard under, radiator and oak doors to downstairs rooms.

## Cloakroom:

uPVC double glazed window to the side. Wall hung concealed WC, circular freestanding sink with inset taps over and tiling to splash back areas.

## Lounge: 4.76m x 4.47m (15'7" x 14'7")

uPVC double glazed window to the front, opening into the family room. Built in media wall with feature panoramic glazed log effect fire under and radiator.

## Dining Room: 3.71m x 3.56m (12'2" x 11'8")

uPVC double glazed window to the front and radiator.

## L-Shape Kitchen/Dining/Family Room: 9.03m max x 6.51m max (29'7" max x 21'4" max )

Kitchen Area: LVT flooring, wall and floor mounted matching units with matching island and Dekton work tops. Double Belfast sink with mixer tap over, space for range style cooker and integrated dishwasher, fridge and freezer. Opening into: Dining/Family Room: LVT flooring, door through to garage and uPVC double glazed window and French

doors to the rear. Opening into lounge.

Please Note - the current owners have ordered new bi-fold doors to replace the window leading to the rear and will be installed before completion.

## Utility Room:

uPVC double glazed window to the rear and part glazed door to the side. Floor mounted matching units with Dekton work tops and tiling to splash back areas. Space provided for washing machine and tumble dryer.

## First Floor Landing:

uPVC double glazed windows to the front and side, stairs rising to second floor and double doors to airing cupboard housing boiler. Doors to:

## Bedroom 2: 6.37m max x 4.37m (20'10" max x 14'4")

uPVC double glazed window to the rear, radiator and double doors to fitted wardrobes. Door into:

## En-Suite Shower Room:

uPVC double glazed window to the side. Double shower cubicle with glazed screen and rainfall shower head, low flush W.C and wash hand basin. Tiling to all walls and to shower area and heated towel rail.

## Bedroom 3: 4.00m x 3.51 (13'1" x 11'6")

uPVC double glazed window to the front and radiator.

## Bedroom 4: 4.01m 3.80m (13'1" 12'5")

uPVC double glazed window to the front, radiator and doors to fitted wardrobes.

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### Bedroom 5: 3.45m x 2.87m (11'3" x 9'4")

uPVC double glazed window to the rear, radiator and sliding doors to fitted wardrobes.

### Bathroom:

uPVC obscure double glazed window to the rear. Freestanding double ended bath, concealed W.C, floating wash hand basin and double shower with glazed screen and rainfall shower head. Tiling to all walls with feature wall and heated towel rail.

### 2nd Floor Hallway:

Door into:

### Bedroom 1: 4.96m x 4.16m (16'3" x 13'7")

6 Electric remote control Velux windows to the front and rear. Feature wall, half doors to storage into eaves and opening to:

### Dressing Area:

Fitted wardrobes with hanging and shelving and opening into:

### En-Suite Bathroom:

Two Velux windows to the front and rear. Free standing double ended bath with mixer tap over, open ended double shower with glazed screen and rain fall shower, concealed cistern W.C and wash hand basin with vanity cupboards under. Tiling to all walls and to shower area and heated towel rail.

### Outside:

To the front of the property are electric gates giving

access to a driveway offering ample parking for numerous vehicles and leading to the double garage. Further to the front is an elevated lawn area and a path either side giving access to the rear. To the rear is a Porcelain tiled patio seating area, which stretches across the back of the house with glass balustrade. A few steps lead to a lower garden which is laid mainly to lawn with a Porcelain patio area at either end housing a timber summer house with bi-fold doors and a timber built storage shed.

### Double Garage: 7.85m x 5.74m (25'9" x 18'9")

Remote roller double door, storage to one side, door to W.C and uPVC double glazed window and door to the rear. To the rear of the garage is an area which the current owner uses with gym equipment.





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### ADDITIONAL INFORMATION

**Local Authority** – Plymouth City Council

**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 3300.00 sq ft

**Tenure** – Freehold





Total Area: 307.8 m<sup>2</sup> ... 3313 ft<sup>2</sup>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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