



Falcon

01752 600444

28 The Lawns

Manadon, Plymouth, PL5 3AD

Guide Price £230,000 - £240,000





In Brief

A fabulous 2 double bedroomed cosy home with drive, garage, and utility room.

Reception Rooms Lounge, Kitchen/Diner and Utility room.

Bedrooms 2 Double Bedrooms

Heating Gas Central Heating

Parking Drive and Garage

Area 1120 sq ft

Council Tax C

Tenure Freehold

Description

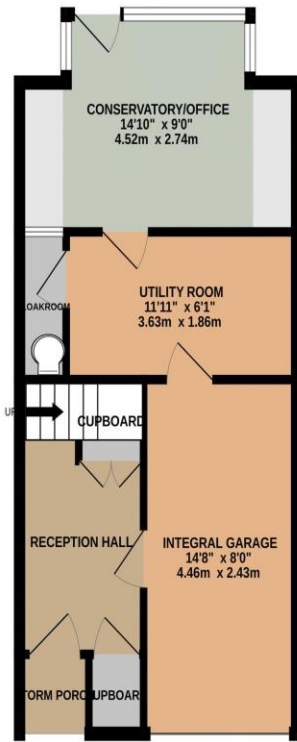
Set within an exceptional and highly sought-after location, this lovely 2 double bedroom terraced home forms part of an exclusive and individual development dating back to the 1960s. Enjoying an enviable position overlooking a generous open area to the front, the property offers a wonderful sense of space and safety—ideal for families, with children able to play freely. A private driveway leads to the integral garage, providing convenient off-road parking. Upon entering the welcoming hallway, there is internal access to the garage, which extends to a useful utility area at the rear. Beyond this lies a delightful conservatory, perfectly positioned to enjoy a sunny aspect—an ideal space for relaxing, hobbies, or entertaining. There is also the added bonus of a downstairs w.c. The first-floor landing opens into a spacious well presented kitchen/diner. This bright and sociable space also features an attractive open-plan staircase rising to the bedroom level. To the rear of the property, the lovely living room enjoys large southerly facing windows that flood the room with natural light and offer far-reaching views over neighbouring rooftops towards Cornwall in the distance. There is also a highly desirable log burner for cosying up to on a cold winters night. On the upper floor, there are two well-proportioned bedrooms. A modern fitted family bathroom completes the accommodation. The home further benefits from gas central heating and uPVC double glazing throughout. Outside, the enclosed rear garden is mainly laid to patio and enjoys a fabulous sunny aspect—perfect for outdoor dining and entertaining. There is also a large shed providing excellent storage. This exceptional property is conveniently located close to the wide range of shops and amenities in Crownhill Village. Derriford Hospital is easily accessible, as is the nearby Parkway providing direct links to the A38, making commuting straightforward. Families will also appreciate the proximity to well-regarded schools, including Manadon Vale Primary School. A fantastic opportunity to acquire a beautifully presented family home in a prime residential setting.

Need A Mortgage?

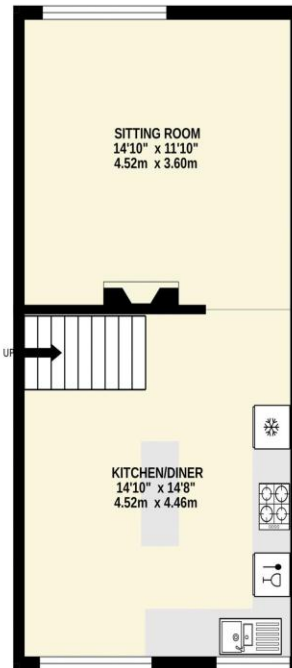
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Floor Plans

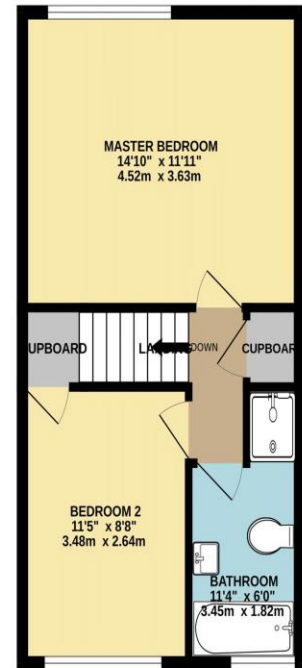
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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