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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

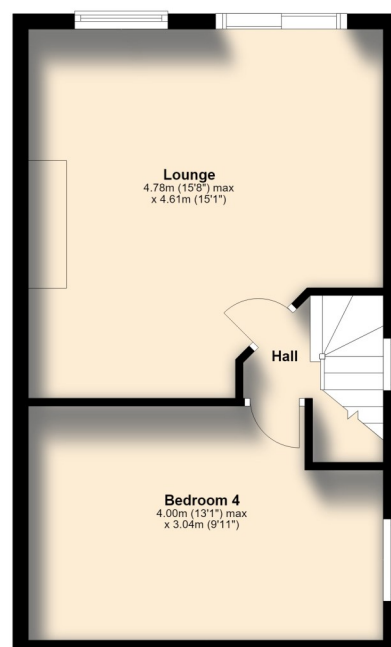
Our Property Reference:

01/G/26 6007

Floor Plans...

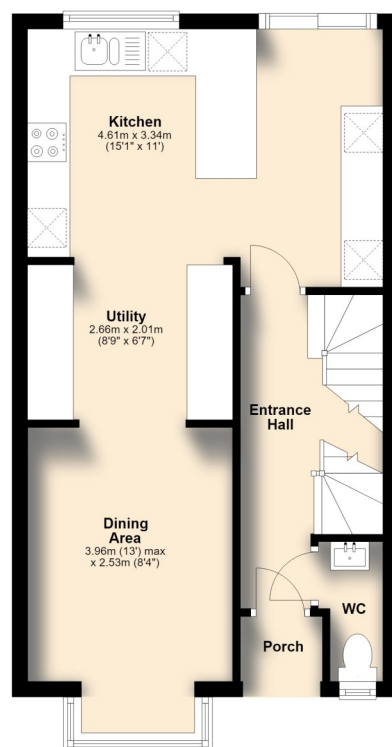
Lower Ground Floor

Approx. 36.7 sq. metres (395.0 sq. feet)



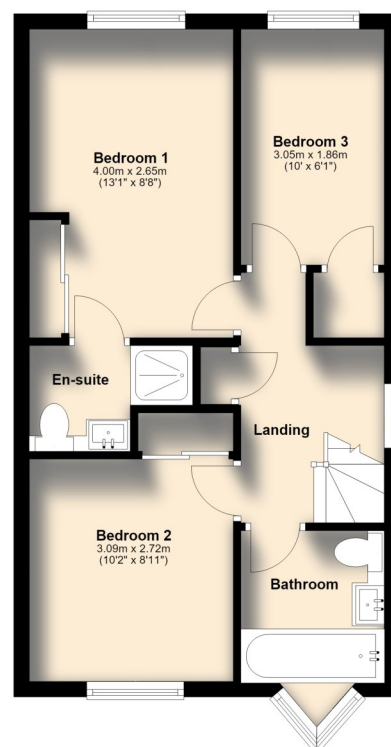
Ground Floor

Approx. 39.4 sq. metres (424.5 sq. feet)



First Floor

Approx. 39.3 sq. metres (422.5 sq. feet)



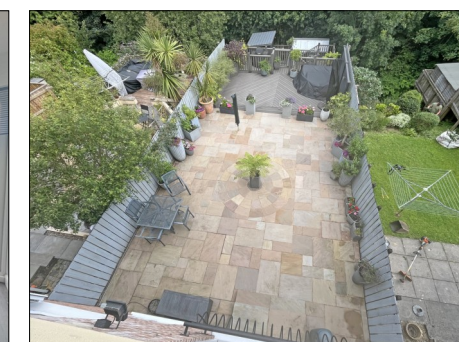
Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.

PLYMOUTH HOMES

ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



**BEAUTIFUL HOME
CUL-DE-SAC
THREE STOREY
FOUR BEDROOMS
TWO RECEPTIONS
MODERN KITCHEN
STUNNING GARDEN**

**44 Hawthorn Way, Higher Compton,
Plymouth, PL3 6TP**

We feel you may buy this property because...
'Of the beautifully presented, extended accommodation and the stunning rear garden.'

**Offers In Excess Of
£370,000**

www.plymouthhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Number of Bedrooms
Four Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Driveway

Outside Space
Enclosed Garden

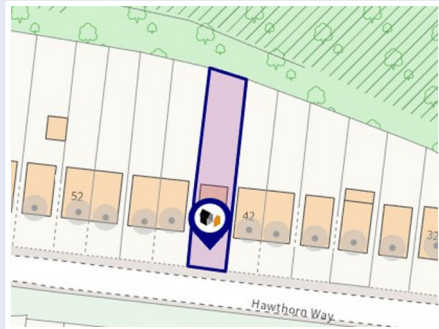
Council Tax Band
C

Council Tax Cost 2026/2027
Full Cost: £2,170.53
Single Person: £1,627.90

Stamp Duty Liability
First Time Buyer: £3,500
Main Residence: £8,500
Home or Investment
Property: £27,000

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Title Plan Guideline



Introducing...

This deceptively spacious and extended detached home boasts a beautiful interior alongside a stunning, landscaped rear garden. Arranged over three storeys, the accommodation offers a separate lounge and fourth bedroom/home office/workspace on the lower ground floor. The ground floor boasts a modern fitted kitchen/breakfast room with a range of integrated appliances, utility, a bay fronted dining room and a downstairs wc. Finally, the first floor has three bedrooms, modern en-suite and family bathroom. Further benefits include double glazing, central heating and a double width front driveway. Located within a popular cul-de-sac, Plymouth Homes advise an early viewing to fully appreciate this lovely, detached home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a covered porch with a uPVC part glazed door opening into the entrance hall.

ENTRANCE HALL

With radiator, stairs rising to the first-floor landing, stairs descending to the lower ground floor, uPVC double glazed window to the side.

KITCHEN

4.61m (15'1") x 3.34m (11')

A stunning, refitted kitchen with a matching range of base and eye level units with Quartz worktops above and waterfall end panel, breakfast bar, soft closing drawers and doors, inset LED lighting, 1 ½ bowl sink unit with instant hot water mixer tap, splashbacks, under-unit lighting, a range of integrated appliances to include a full height fridge, separate fridge & freezer, dishwasher, fitted eye level electric double oven and four ring electric hob with wall mounted cooker hood above, double glazed window to the rear enjoying the rear outlook, radiator, wood effect laminate flooring, recessed ceiling spotlights, uPVC glazed patio door to the rear aspect with a Juliet balcony and enjoying the rear outlook, open plan into the walk through utility.

UTILITY

2.66m (8'9") x 2.01m (6'7")

Fitted with a range of matching upright kitchen units with concealed spaces for washing machine and tumble dryer, also housing the wall mounted boiler serving the heating system and domestic hot water, wood effect laminate flooring, recessed ceiling spotlights, open plan into the dining area.

DINING AREA

3.96m (13') max x 2.53m (8'4")

With double glazed box bay window to the front, radiator, wood effect laminate flooring.

DOWNSTAIRS WC

With obscure double-glazed window to the front and fitted with a two-piece suite comprising vanity wash hand basin with cupboard storage below, low-level WC, radiator/towel rail, tiled flooring.

FIRST FLOOR

LANDING

3.24m (10'8") x 1.86m (6'1")

With double glazed window to the side, built in storage cupboard, wood effect laminate flooring, recessed ceiling spotlights.



BEDROOM 1

4.00m (13'1") x 2.65m (8'8")

With double glazed window to the rear enjoying the open outlook, built in wardrobe, radiator, door opening into the en-suite.

EN-SUITE

2.12m (7') max x 1.37m (4'6")

Fitted with a modern three-piece suite comprising vanity wash hand basin with cupboard storage below, recessed shower cubicle with fitted electric shower above, low-level WC, tiled splashbacks, radiator/towel rail, extractor fan, shaver point, tiled flooring, recessed ceiling spotlights.

BEDROOM 2

3.09m (10'2") x 2.72m (8'11")

With double glazed window to the front, radiator, wood effect laminate flooring.

BEDROOM 3

3.05m (10') x 1.86m (6'1")

With double glazed window to the rear enjoying the outlook, radiator, built in storage cupboard.

BATHROOM

1.96m (6'5") x 1.86m (6'1")

Fitted with a modern three-piece suite comprising panelled bath with hand shower attachment off the mixer tap, vanity wash hand basin with cupboard storage below, low-level WC, tiled surround, radiator/towel rail, extractor fan, shaver point, obscure double-glazed windows to the side, wood effect laminate flooring, recessed ceiling spotlights.

LOWER GROUND FLOOR

HALL

With double glazed window to the side, doors into the lounge and bedroom 4.



LOUNGE

4.78m (15'8") max x 4.61m (15'1")

With double glazed window to the rear, log effect electric fire, radiator, wood effect laminate flooring, coving to ceiling, uPVC glazed patio door opening to the rear garden.

BEDROOM 4

4.00m (13'1") max x 3.04m (9'11")

A versatile fourth bedroom or ideal home office/workspace, with double glazed window to the side, radiator, wood effect laminate flooring.

OUTSIDE:

FRONT

The front of the property is approached via a double width private driveway and pathway leading to the covered entrance porch. To the left side steps and a pathway descend to the rear of the property via a gate.

REAR

The rear of the house opens to a stunning and professionally landscaped tiered garden measuring **22.07m (72'5") in length x 7.39m (24'3") in width.**

Adjoining the property is a beautiful Indian Sandstone patio area accessing the side pathway and a useful, built-in storage shed to the other side of the property. The patio then leads to a composite decked area with composite raised flower borders and external lighting. Steps then access a lower composite decked BBQ area with lighting, external power, and under deck storage. Finally, steps descend to the lowest level of composite decking with a composite built storage shed, former chicken coup, ideal for home pets or a dog kennel, with further under decked storage and all backing onto trees behind.

