



**LAWSON**  
Estate Agency...Only Better



**46 DUNRAVEN DRIVE, DERRIFORD, PLYMOUTH PL6 6AR**

**£375,000**



## **DERRIFORD**

Is well placed for all local amenities and is approximately four miles north of Plymouth city centre. Derriford is an established residential area offering a variety of local services, amenities and restaurants lying within close proximity of Derriford Hospital, Derriford Business Park and The University of St Mark and St John. Boasting convenient access to major routes in all directions including the centre and north towards Dartmoor and Tavistock providing a variety of recreational activities.

A spacious four bedroom detached townhouse situated in a highly desirable location offering easy access to local amenities backing onto woodland at the rear. The living accommodation which is beautifully presented throughout in tasteful neutral colours the property is arranged over four levels and comprises from the ground floor up. A modern fitted kitchen/breakfast room and dining room with integrated appliances and French doors leading to the rear garden and cloakroom. On the first floor there is a spacious lounge with far reaching views to the rear on the first floor there are two double bedrooms and a family bathroom and on the top floor there is a master bedroom with en suite shower room.

Externally, to the front there is a driveway providing parking for one car and at the rear there is a level lawned garden that backs onto woodland. The property also benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this wonderful family home.

The living accommodation.

Approached via a PVCu double glazed front door to.

## **ENTRANCE HALL**

Oak flooring, stairs to first floor, stairs descend to ground floor, built in storage cupboard, door to.

## **LOUNGE**

Two sets of PVCu double glazed French doors leading to Juliet balconies to the rear, living flame effect gas fire with polished stone surround mantel and hearth, wooden mantel over, radiator.

## **STUDY/BEDROOM FOUR**

PVCu double glazed window to front, built in storage, radiator.

## **GROUND FLOOR**

## **INNER HALLWAY**

Door to cloakroom and door to.







## **KITCHEN/DINER**

Impressive open plan space with roll edged work surfaces with cupboards and drawers under with matching wall units with under lighting a single drainer one and a half bowl stainless steel sink unit with mixer tap, built in electric oven and four ring gas hob with extractor hood over, plumbing for washing machine, breakfast bar, solid oak flooring, radiator, two sets of PVCu double glazed French doors leading to rear garden.

## **CLOAKROOM**

Low level w.c, pedestal wash hand basin, extractor fan, oak flooring, PVCu double glazed frosted window to side.

## **SECOND FLOOR LANDING**

Stairs to top floor, radiator, built in storage cupboard, PVCu double glazed window to front, door to.

## **BEDROOM TWO**

PVCu double glazed window to rear with far reaching views, radiator, built in wardrobes with sliding mirror doors.

## **BEDROOM THREE**

PVCu double glazed window to front, radiator.

## **BATHROOM**

Matching suite comprising panelled bath, low level w.c, pedestal wash hand basin, tiled shower cubicle with inset shower, shaver socket and light, half tiled walls, heated towel rail, PVCu double glazed frosted window to rear.

## **TOP FLOOR**

### **MASTER BEDROOM**

Double glazed Velux windows to front and rear, access to eaves storage space, radiator, door to.

### **EN SUITE SHOWER ROOM**

Comprising tiled shower cubicle with inset shower, low level w.c, pedestal wash hand basin, radiator, Velux window to rear.

## **EXTERNALLY**

FRONT - Driveway providing parking for one car, steps descend to the entrance area.

REAR - There is a level lawned garden with an adjacent low level gravelled area leading to an enclosed decking area with steps down to a timber shed, garden is enclosed by fence boundaries and backs onto woodland.











### SERVICES

Mains water, gas, electricity and mains drainage.

### VIEWING

By appointment with LAWSON.

### OUTGOINGS

We understand the property is in band 'E' for council tax purposes and the amount payable for the year 2023/2024 is £2580.79 (by Internet enquiry with West Devon Borough Council. An estate management charge of £180 per annum. These details are subject to change.

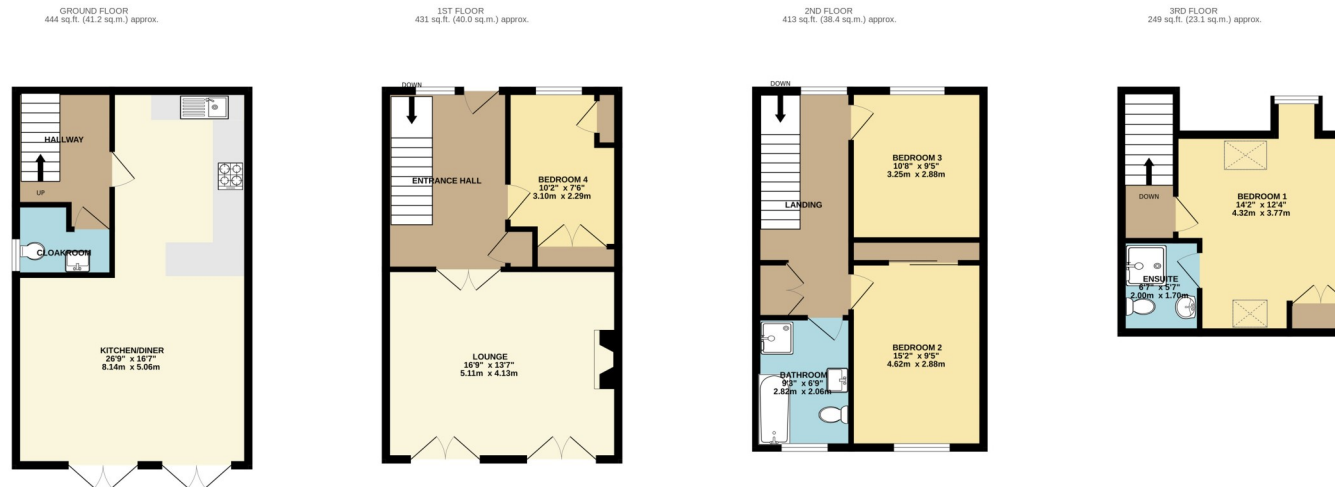
### STRICTLY BY APPOINTMENT ONLY

### FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

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EPC TBC



TOTAL FLOOR AREA : 1537 sq.ft. (142.8 sq.m.) approx.

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