



**20 MOORLAND VIEW, DERRIFORD, PLYMOUTH, PL6 6AN**

**GUIDE PRICE £450,000**

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## DERRIFORD

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.

### FULL DESCRIPTION

A spacious 4/5 bedroom semi detached property, offering versatile accommodation standing on a corner plot and enjoying far reaching views towards Cornwall at the rear elevation. The property is situated within the popular North of Plymouth location of Derriford which offers access to a host of local amenities including Derriford Hospital and Business Park.

The spacious living accommodation, which is arranged over two levels comprises, entrance hall, lounge, fitted kitchen / diner, cloakroom, large family room and a study/bedroom 5 on the ground floor. On the first floor, the landing leads to a modern family bathroom and four further bedrooms, bedroom one has the benefit of an en-suite shower room.

Externally, to the front of the property there is a driveway providing parking for up to 3 vehicles and at the rear, there is a low maintenance, generously proportioned plot that has a decked and artificial lawned area and a heated swimming pool.

The property also benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate the size of this wonderful family home.

### LIVING ACCOMMODATION

A covered entrance porch with courtesy light leads to PVCu double glazed door with side screen to:

#### ENTRANCE HALL

Radiator, solid oak flooring, built in storage cupboard, access to:

#### LOUNGE

Two PVCu double glazed windows to the front, wooden burner effect gas fire on slate hearth, solid oak flooring.

#### CLOAKROOM

Comprising low level WC, wash hand basin, radiator, fully tiled walls.

#### KITCHEN / DINER

Roll edge worksurfaces with cupboard and drawers under and matching wall units, single drainer with one and a half bowl stainless steel sink unit with mixer tap, two PVCu double glazed windows overlooking the rear garden, PVCu double glazed French doors to the rear, door to:



## **UTILITY**

Roll edge worksurfaces with cupboard and drawers under with matching wall units, built in electric oven and four ring hob and extractor over, plumbing for the washing machine, PVCu double glazed door to the garden, door to:

## **FAMILY ROOM**

Two PVCu double glazed windows to the front, PVCu double glazed door to the side, radiator.

## **STUDY/BEDROOM 5**

PVCu double glazed window to the rear, solid oak flooring, under stair storage cupboard, radiator.

## **FIRST FLOOR LANDING**

Doors to all first floor accommodation.

## **BEDROOM 1**

Two PVCu double glazed windows to the front, Two PVCu double glazed windows to the rear enjoying far reaching views, radiator, built in storage cupboard, door to:

## **EN-SUITE SHOWER ROOM**

Comprising tiled shower cubicle with inset Triton electric shower, wash hand basin with cupboards under, low level WC, Velux window to the front.

## **BEDROOM 2**

PVCu double glazed window to the front, radiator.

## **BEDROOM 3**

PVCu double glazed window to the front, radiator.

## **BEDROOM 4**

PVCu double glazed window to the rear with far reaching views, radiator.

## **BATHROOM**

Matching suite comprising, a roll top bath with shower attachment, self contained shower cabin with inset rain head shower, low level WC, wash hand basin, PVCu double glazed frosted window to the rear and side.

## **EXTERNALLY**

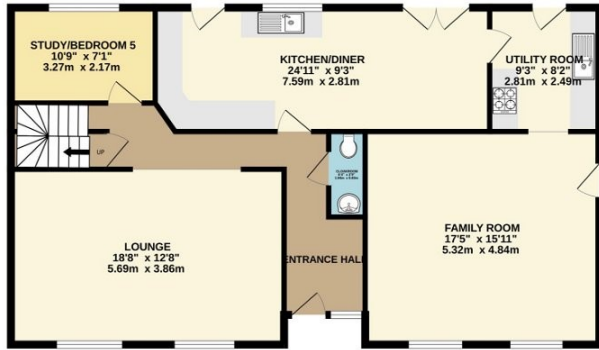
To the front of the property, there is a Herringbone driveway providing parking for approximately 2-3 vehicles. To the side of the property, there is an area of artificial lawn and at the rear, there is a raised timber deck leading down to a low maintenance level garden comprising decked and artificial lawned area incorporating a heated swimming pool, the garden is enclosed by fence boundaries.



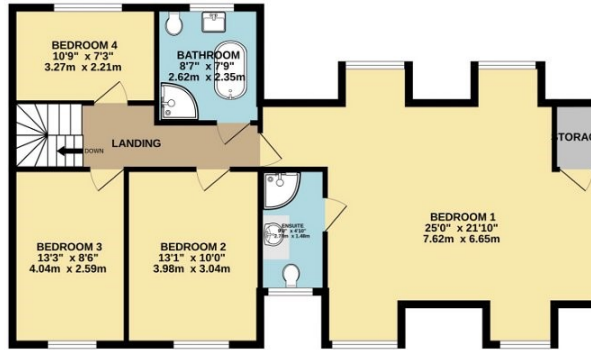


# FLOOR PLAN

GROUND FLOOR  
1086 sq.ft. (100.9 sq.m.) approx.



1ST FLOOR  
899 sq.ft. (83.5 sq.m.) approx.



TOTAL FLOOR AREA : 1986 sq.ft. (184.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## SERVICES

Mains water, gas, electricity and mains drainage.

## VIEWINGS

By appointment with LAWSON.

## OUTGOINGS

We understand the property is in band 'E' for council tax purposes and the amount payable for the year 2024/2025 is £2,707.06 (by internet enquiry with Plymouth City Council).

## STRICTLY BY APPOINTMENT ONLY

## FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2024

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Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

