



68 UPLAND DRIVE, DERRIFORD, PLYMOUTH PL6 6BE

GUIDE PRICE £450,000

OFFICE ADDRESS: Woolwell Crescent, Plymouth, Devon, PL6 7RB TEL: 01752 791333

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 extended five bedroom detached property situated in this highly desirable location offering easy access to local amenities and enjoying superb uninterrupted views towards Cornwall at the rear. The living accommodation which is arranged over two levels comprises; entrance porch, entrance hall, lounge, dining room, fitted kitchen/breakfast room, utility and cloakroom on the ground floor. On the first floor a landing leads to a modern family bathroom and five bedrooms, bedroom one has the benefit of an en-suite shower room.

Externally there are generously proportioned front and rear gardens a driveway for up to three cars and a garage and access to a cellar with light connected. The property also has the benefit from PVCu double glazing, gas central heating and solar panels. 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 PORCH

Door to.

ENTRANCE HALL

Stairs to first floor and doors to all ground floor accommodation.

LOUNGE

PVCu double glazed window to front, radiator.

DINING ROOM

PVCu double glazed window to front, radiator.

KITCHEN/BREAKFAST ROOM

Roll edged worksurfaces with cupboards and drawers under and matching wall units, single drainer and one and a half bowl stainless steel sink unit with detachable mixer tap, built in Range with eight ring gas hob and extractor hood over, breakfast bar with cupboards under, tiled splashbacks, tiled floor, two PVCu double glazed windows overlooking the rear garden.

UTILITY ROOM

Roll edged work surfaces with cupboards under, Belfast sink unit, plumbing for washing machine, wall mounted gas boiler serving domestic hot water and central heating system, PVCu double glazed window to front, door to.

INNER HALLWAY

Door to garden, built in storage, door to garage.



CLOAKROOM

Comprising low level w.c, wash hand basin, PVCu double glazed frosted window to rear.

FIRST FLOOR LANDING

Doors to all first floor accommodation, access to loft, built in storage cupboards.

BEDROOM ONE

PVCu double glazed window to rear enjoying far reaching views, built in wardrobes and radiator, door to.

EN-SUITE BATHROOM

Comprising corner bath with Triton electric shower over, low level w.c, wash hand basin with adjacent storage, fully tiled walls, heated towel rail, PVCu double glazed window to rear.

BEDROOM TWO

Floor to ceiling PVCu double glazed window to front, radiator.

BEDROOM THREE

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

BEDROOM FOUR

PVCu double glazed window to front, radiator

BEDROOM FIVE

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

BATHROOM

Matching suite comprising panelled bath with Triton electric shower over, low level w.c, pedestal wash hand basin, full tiled walls, heated towel rail, PVCu double glazed window to side.

EXTERNALLY

FRONT - Driveway providing parking for approximately three cars leads to garage with adjacent lawned garden.

REAR - There is a paved and decking area leading to a predominately lawned garden incorporating a host of established plants, trees and shrubs with additional seating and patio areas enclosed by fence boundaries. There is access to the garage from the utility room and access to the cellar from the garden which is currently divided into three separate areas with light connected.

GARAGE

Power and light connected, up and over door and overhead storage.





SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

By appointment with LAWSON.

OUTGOINGS PLYMOUTH

We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2024/2025 is £2214.87 (by internet enquiry with Plymouth City Council). These details are subject to change.

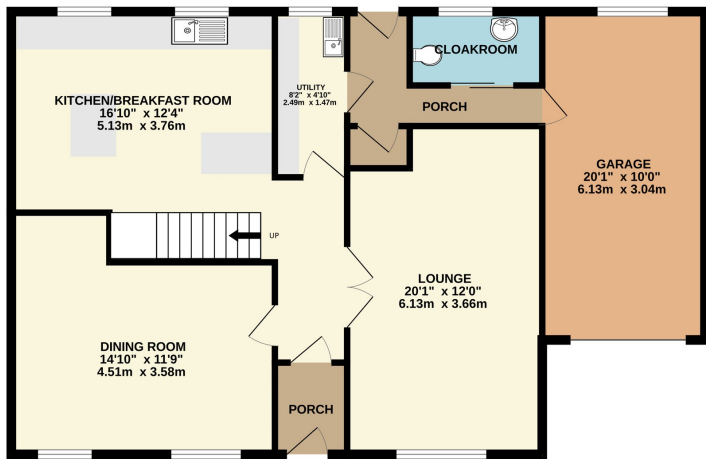
STRICTLY BY APPOINTMENT ONLY

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

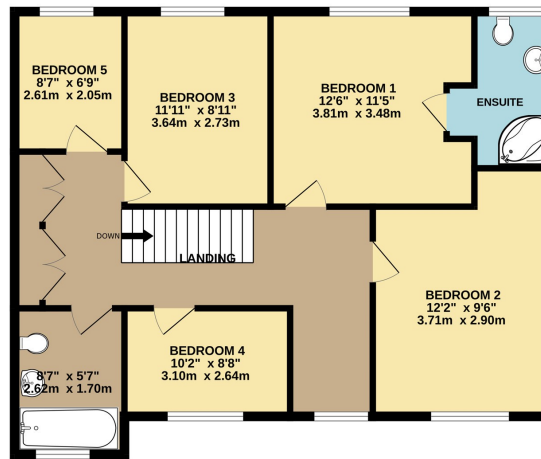
These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2022

Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

GROUND FLOOR
1083 sq.ft. (100.6 sq.m.) approx.



1ST FLOOR
835 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA : 1917 sq.ft. (178.1 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.
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(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	

