

LAWSON

Estate Agency...Only Better



95 LOOSELEIGH LANE, DERRIFORD, PLYMOUTH PL6 5HH

£590,000

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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.

A stunning four bedroom extended detached property which has been the subject of complete modernisation by the current owners, to include the installation of a contemporary kitchen/ breakfast room, a luxury modern bathroom suite, new windows to most rooms and redecoration and flooring throughout in tasteful neutral colours. The property occupies an extremely generous landscaped plot which incorporates a driveway providing parking for up to 4 vehicles leading to a single garage with an adjacent workshop and both front and rear gardens predominately laid to lawn incorporating a large patio area and timber shed.

The property also offers access to a host of local amenities including, Derriford Hospital and enjoys far reaching views from the front elevation.

An internal viewing is highly recommended to truly appreciate the wonderful finish and specification of this family home.

LIVING ACCOMMODATION

Approached through a PVCu double glazed composite front door to:

ENTRANCE HALL

Oak flooring, radiator, stairs to first floor and doors to all ground floor accommodation.

LOUNGE

PVCu double glazed window to the front with far reaching views, PVCu double glazed French doors overlooking the rear garden, built in storage cupboard, radiator, wood burning stove standing on a slate hearth with stone surround.

KITCHEN

Comprehensively fitted with Quartz roll edge worksurfaces with cupboards and drawers under, island unit with Quartz worktop incorporating a five ring Neff induction hob with remote control extractor hood over with built in lighting, single drainer sink unit with mixer tap, built in Bosch electric double oven, built in Neff dishwasher, built in larder fridge and larder freezer and wine fridge, walk in larder cupboard/gin bar, oak flooring, radiator, PVCu double glazed window to the rear, PVCu double glazed French doors to rear garden, PVCu double glazed window to the front enjoying far reaching views.

UTILITY / CLOAKROOM

Comprising, low level WC, pedestal wash hand basin with cupboards under, wall mounted gas boiler serving domestic hot water and central heating system.



FIRST FLOOR LANDING

Floor to ceiling window overlooking the rear garden, access to the loft, built in storage cupboard.

BEDROOM ONE

Two PVCu double glazed windows to the front with far reaching views, built in wardrobe, radiator.

BEDROOM TWO

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

BEDROOM THREE

PVCu double glazed window to rear, with a walk-in wardrobe, radiator.

BEDROOM FOUR

PVCu double glazed window to the rear, radiator.

BATHROOM

Luxury fitted suite comprising, tiled shower cubicle with inset rain head shower, panelled bath with mixer tap, wash hand basin, low level WC, heated towel rail, porcelain tiled floor, PVCu double glazed frosted window to the side.

EXTERNAL

To the front of the property, there is a driveway providing parking for approximately 3/4 vehicles which leads to the garage with a generous adjacent lawned garden.

To the rear of the property, there is a large well maintained landscaped garden predominately laid to lawn incorporating a large patio area and timber shed, and log storage, enclosed by fence boundaries.

GARAGE

Electric up and over door with power connected. The workshop also has power and light connected.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connections are FTTC and ADSL.





SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

By appointment with LAWSON.

OUTGOINGS

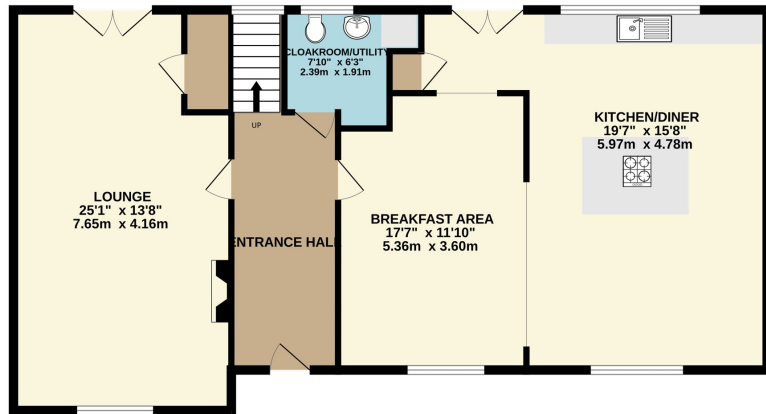
We understand the property is in band 'F' for council tax purposes and the amount payable for the year 2024/2025 is £3199.25 (by internet enquiry with Plymouth City Council). These details are subject to change.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

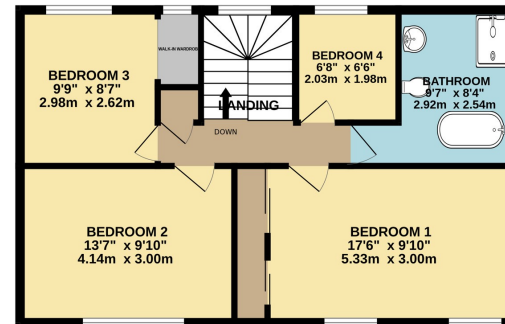
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Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or 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
1096 sq.ft. (101.8 sq.m.) approx.



1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 1703 sq.ft. (158.2 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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