

**Guide Price £525,000 Freehold**



**97 POWISLAND DRIVE, DERRIFORD, PLYMOUTH, PL6 6AF**

**WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333**



Lawson are delighted to market this beautifully appointed luxury detached family home, in one of Plymouth's most highly desirable residential locations. The property has been sympathetically upgraded in recent years by its current owners and now benefits from accommodation arranged over two floors comprising; PVCu double glazed front door leading to an entrance vestibule with a slate floor and a wooden inner door into the main hallway. The main hallway has carpeted stairs to the first floor landing with a large under stair storage cupboard and a window to the front elevation.

A doorway leads to a lounge / dining room which is triple aspect with windows to the front and side elevation and French doors leading out to the rear garden, a feature living flame coal effect gas fireplace with a stone surround and mantel over.

The kitchen has been refitted to an incredibly high standard with a range of matching base and eye level storage cupboards with granite work surfaces, Neff double oven, Neff storage drawer, Hotpoint microwave, four burner gas hob, filter canopy, one and a half bowl stainless steel sink and black glass drain unit with mixer tap, central island, space for a fridge freezer, wall mount Valiant combination boiler and a large walk in larder storage cupboard with ample shelving, window and a doorway to the rear garden.

A doorway leads to bedroom four which is a spacious double with a window to the front elevation and an ensuite shower room. The ensuite shower room is fitted with a matching white 3-piece suite comprising, a low level WC, an oversized shower cubicle with easy clean panelling, direct feed shower unit, pedestal wash hand basin with storage beneath, attractive tiling and a window to the rear elevation.

From the main hallway, carpeted stairs ascend to the first floor landing. A doorway to bedroom one, which is an incredibly spacious double with ample of fitted wardrobe storage, air conditioning and a window to the front elevation with a South Westerly aspect and far reaching views to Cornwall.

Bedroom two is a further double with fitted storage cupboards, window to the front elevation and far reaching views. Bedroom three is a small double room with a window to the rear and a fitted storage cupboard.

The family bathroom has been fitted to an exceptionally high standard with a matching 4-piece suite comprising, a panel enclosed bath with a waterfall mixer tap, wash hand basin with storage beneath, low level WC, a large oversized shower cubicle with easy clean panelling, heated towel rail, spotlights, extractor fan and window to the rear elevation.

Externally, to the front of the property the garden is lawned for ease of maintenance with mature shrubs. There is a large tarmac driveway providing parking for several vehicles and stone steps leading to the front door. The rear garden is fully hedged and fenced enclosed with flagged pathways leading up to a level patio and summer house, outside power point. The rear garden is predominantly lawned with flower, shrub beds and borders and is fully hedged and fenced enclosed, outside tap and lighting.

## 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.



## ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

## 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 2023/2024 is £3,050.03 (by internet enquiry with Plymouth City Council). These details are subject to change.

## 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 2023.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



