

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



**109 MOORLAND VIEW, DERRIFORD, PLYMOUTH, PL6 6AP**

**PRICE £500,000**

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



## **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**

An impressive four-bedroom detached property, standing on a well maintained south facing plot, situated in this highly sought after residential location within walking distance of local amenities. The living accommodation, which is well presented throughout in tasteful, neutral colours is arranged over two levels and comprises, an entrance porch, large entrance hall, lounge, dining room, conservatory, modern fitted kitchen/breakfast room with integrated appliances and two double bedrooms both with en-suite facilities on the ground floor.

On the first floor, the landing leads to a further two double bedrooms, both having the benefit of large eaves storage space.

Externally, to the front of the property there is a Herringbone driveway providing parking for several vehicles leading to the large garage. To the rear, there is a generous south facing garden predominantly laid to lawn.

The property also benefits from PVCu double glazing, gas central heating, solar panels and no onward chain. An internal viewing is highly recommended to truly appreciate this wonderful family home.

## **LIVING ACCOMMODATION**

Approached through PVCu double glazed front door with side screen to:

### **ENTRANCE PORCH**

Door to utility area and entrance hall.

### **ENTRANCE HALL**

Stairs to first floor, built in storage cupboard and door to:

### **DINING ROOM**

PVCu double glazed window overlooking the rear garden, radiator and door to:

### **LOUNGE**

PVCu double glazed window to the rear, living flame effect electric wood burning stove with stone surround and built in shelving, radiator, PVCu double glazed door with steps leading to side path, and PVCu door to:

### **CONSERVATORY**

Part brick PVCu conservatory with French doors leading to the rear garden and radiator.







### **KITCHEN/BREAKFAST ROOM**

Silestone roll edge worksurfaces incorporating a one and a half bowl sink unit with Quooker instant hot water tap with cupboard and drawers under and matching wall units, built in Neff double oven with microwave included and four ring induction hob with extractor hood over, built in washing machine, dishwasher and fridge, built in seating with storage under, PVCu double glazed window to the side, radiator and door to:

### **UTILITY AREA**

PVCu double glazed door to the garden.

### **BEDROOM ONE**

Floor to ceiling PVCu double glazed window to the front, radiator, built in dressing table and drawers and door to:

### **EN-SUITE DRESSING ROOM / BATHROOM**

A panelled bath with mixer tap and shower attachment, low level WC, wash hand basin with cupboards under and vanity mirror, built in wardrobes and drawers, two radiators and PVCu frosted window.

### **BEDROOM TWO**

Two PVCu double glazed windows to rear, further PVCu double glazed window to the side, built in wardrobes with overhead storage and matching drawers and door to:

### **EN-SUITE SHOWER ROOM**

Tiled shower cubicle with an inset shower, low level WC, pedestal wash hand basin, half tiled walls, radiator and PVCu frosted window to the front.

### **FIRST FLOOR LANDING**

Doors to all remaining accommodation.

### **BEDROOM THREE**

PVCu double glazed window to the rear, pedestal wash hand basin, radiator and a door giving access to eave storage.

### **BEDROOM FOUR**

Two PVCu double glazed windows overlooking the rear garden, radiator and a door giving access to eave storage.

### **EXTERNALLY**

To the front, there is a Herringbone driveway providing parking for several vehicles leads to the garage, there is a side patio which in turn leads to the rear, a further patio leading to the predominately lawned garden incorporating a host of established plants, shrubs and colourful flowerbeds, enclosed by fence boundaries.

### **GARAGE (23'4" X 11'5")**

Electric up and over door, solar panel system, electrical fuse board and wall mounted gas boiler serving domestic hot water and central heating system.









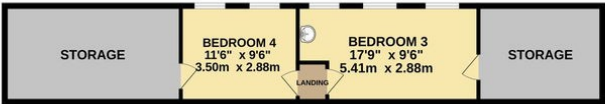


FLOOR PLAN

GROUND FLOOR  
1579 sq.ft. (146.7 sq.m.) approx.



1ST FLOOR  
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 2135 sq.ft. (198.3 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. mobile coverage likely, broadband connection is ADSL, FTTC and FTTP available.

VIEWINGS

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 £3,199.25(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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