



18 WINDERMERE CRESCENT, DERRIFORD, PLYMOUTH, PL6 5HX

£550,000

FULL DESCRIPTION

A substantial 4/5 bedroom detached property, situated in the quiet residential cul-de-sac, offering easy access to location amenities, and enjoying far reaching views from the front. The spacious living accommodation, which is arranged over two levels comprises, an entrance hall, lounge, dining room, sunroom, fitted kitchen, utility, and cloakroom on the ground floor. On the first floor, the landing leads to a modern family bathroom and four good sized bedrooms, bedroom one has the benefit of an en-suite shower room and a large dressing room which can function as a fifth bedroom. Bedroom one also offers access to an attractive enclosed roof terrace overlooking the rear garden.

Externally, to the front of the property there is a driveway providing parking two cars leading to a garage and at the rear, there is a generous garden with patio and lawned areas and a workshop.

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 home.

LIVING ACCOMMODATION

Covered entrance porch leads to PVCu double glazed front door with side screen to:

ENTRANCE PORCH

Stairs to first floor, radiator.

CLOAKROOM

Low level WC, pedestal wash hand basin, tiled walls, PVCu double glazed frosted window to the side.

LOUNGE

Living flame effect gas fire, PVCu double glazed window to the front, two radiators, door to sunroom and door to:

DINING ROOM

PVCu double glazed windows to front and rear, radiator and door to:

SUNROOM

PVCu double glazed patio doors to the garden, radiator.

KITCHEN

Roll edge worksurfaces with cupboards and drawers under and matching wall units, single drainer with one and a half bowl sink unit with mixer tap, built in Neff electric double oven and four ring gas hob and pull out extractor hood over, plumbing for a dishwasher, radiator, tiled splash backs, PVCu double glazed window to the rear and door to:

UTILITY ROOM

Roll edge worksurfaces incorporating a sink unit and mixer tap, plumbing for a washing machine, tiled flooring, PVCu double glazed window and door to the front, PVCu double glazed window to the rear.

FIRST FLOOR LANDING

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



BEDROOM ONE

Built in wardrobes, PVCu double glazed window to the front, French doors lead to an enclosed roof terrace with deck and artificial lawned areas. Door to:

EN-SUITE SHOWER ROOM

Tiled shower cubicle with an inset Mira shower, low level WC, pedestal wash hand basin, shaver socket, tiled walls, tiled flooring, heated towel rail, PVCu double glazed frosted window.

DRESSING ROOM

PVCu double glazed window to the rear, radiator and built in wardrobe.

BEDROOM TWO

PVCu double glazed window to the front, radiator, and access to a tiled shower cubicle with inset Mira electric shower and wash hand basin with tiled flooring and extractor fan.

BEDROOM THREE

PVCu double glazed window to the front, built in wardrobes and radiator.

BEDROOM FOUR

PVCu double glazed window to the rear, built in storage cupboard and radiator.

BATHROOM

Matching suite comprising, a jacuzzi corner bath with mixer tap and shower attachment, tiled shower cubicle with inset Mira electric shower, low level WC, pedestal wash hand basin, fully tiled walls, heated towel rail and PVCu double glazed frosted window to the rear.

EXTERNALLY

To the front – driveway providing parking for two cars leading to the garage with an adjacent garden.

To the rear – a patio area leads to a lawned garden with raised flower bed and enclosed by fence boundaries. There is also a workshop.

GARAGE

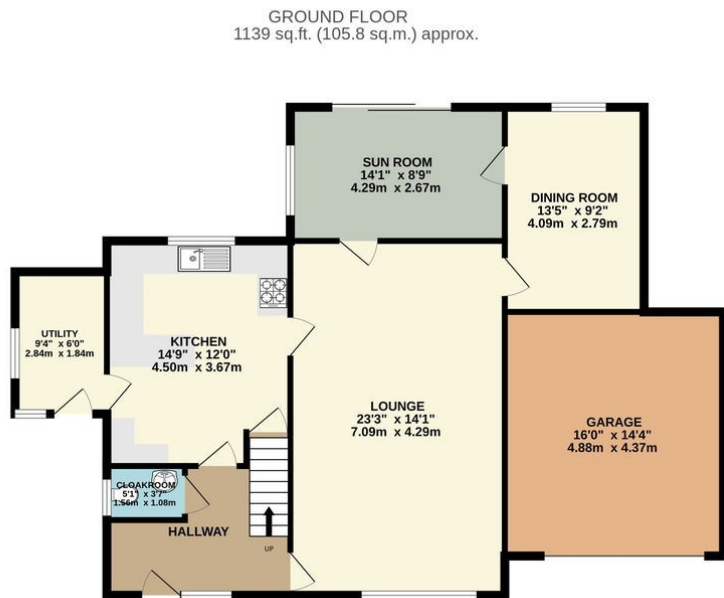
Electric up and over door, power and light connected.

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.







TOTAL FLOOR AREA: 1942 sq.ft. (180.4 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 available.

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.

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