

GUIDE PRICE £450,000



68 UPLAND DRIVE, DERRIFORD, PLYMOUTH PL6 6BE

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A spacious extended five bedroom link-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.

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, heat-ed 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.

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 'D' for council tax purposes and the amount payable for the year 2025/2026 is £2325.42 (by internet enquiry with Plymouth City Council). These details are subject to change.

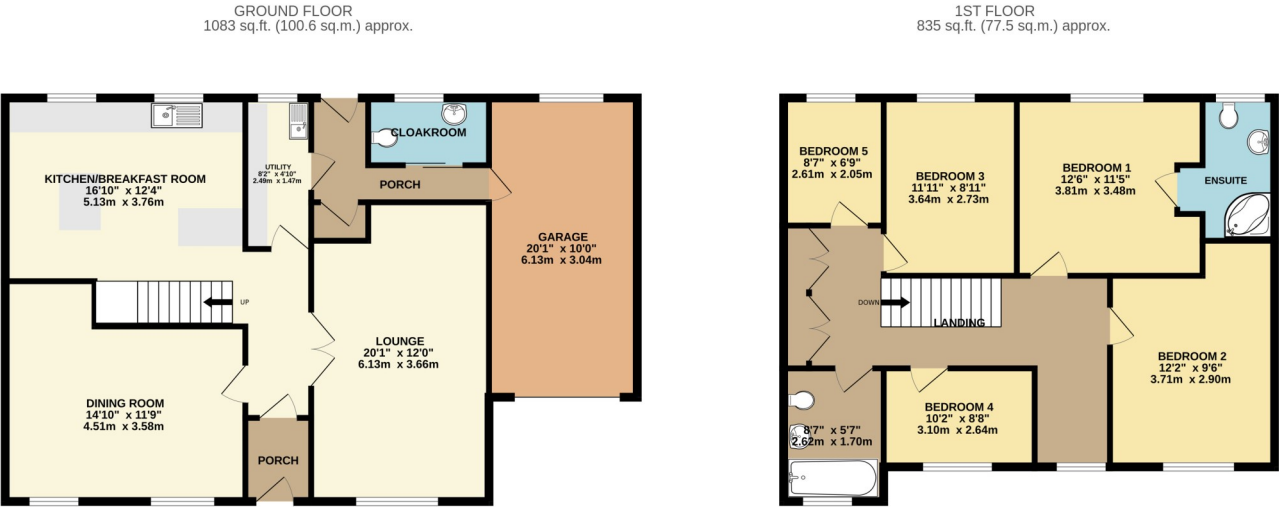
FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

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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.

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