

£375,000



42 UPLAND DRIVE, DERRIFORD, PLYMOUTH PL6 6BD

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A spacious three bedroom link-detached property enjoying far reaching views from the rear elevation situated within this highly sought after residential location offering easy access to local amenities including Derriford Hospital and business park. The living accommodation which is well presented throughout in tasteful neutral colours is arranged over two levels and comprises; spacious entrance hall, lounge, modern fitted kitchen/diner, study, cloakroom, bathroom and utility on the ground floor. On the first floor the landing leads to a modern family bathroom and three good sized bedrooms.

Externally, there are well maintained front and rear gardens, a garage and workshop and driveway. The property also benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this wonderful family home.

The living accommodation.

Approached through part glazed front door to.

ENTRANCE HALL

Stairs to first floor, doors to all ground floor accommodation.

LOUNGE

Two PVCu double glazed windows to front, radiator, marble fire surround with hearth.

KITCHEN/DINER

Roll edged worksurfaces with cupboards and drawers under and matching wall units, single drainer sink unit mixer tap, built in electric oven and four ring gas hob with extractor hood over, built in double fridge/freezer, radiator, PVCu double glazed window to rear, PVCu double glazed sliding door to.

CONSERVATORY

Part-brick PVCu double glazed conservatory, patio door to rear garden, two radiators.

STUDY

PVCu double glazed window to rear, radiator, built in office furniture to remain.

UTILITY ROOM

Plumbing for washing machine, single drainer sink unit with cupboards under and matching wall units, access to loft.

BATHROOM

Tiled half bath with Triton electric shower over, wash hand basin, radiator, part tiled walls.

FIRST FLOOR LANDING

Doors to all first floor accommodation, built in storage cupboards door to.

BEDROOM ONE

PVCu double glazed window to front built in wardrobes with overhead storage and matching drawers, radiator.



BEDROOM TWO

PVCu double glazed window to rear enjoying far reaching views, radiator.

BEDROOM THREE

PVCu double glazed window to rear enjoying far reaching views, radiator.

BATHROOM

Matching suite comprising panelled bath with shower over, low level w.c, wash hand basin with cupboards under, heated towel rail, part tiled walls, PVCu frosted window to front.

EXTERNALLY

Front - driveway leads to garage with adjacent lawned garden.
Rear - Patio area leads to a generous garden with a host of established plants and shrubs, ornamental wildlife pond and colourful flower beds which leads to a further lower patio area with summer house and shed to remain enclosed by fence boundaries

GARAGE

Electric roll up and over door which gives access to the rear workshop.

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

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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