



1A ESTHWAITE LANE, DERRIFORD, PLYMOUTH, PL6 5FQ

GUIDE PRICE £750,000 - £800,000

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FULL DESCRIPTION

****Guide Price £750,000 - £800,000****

An executive-style four-bedroom detached property, built in 2021 and finished to a high specification, occupying a generous, well-maintained south-westerly plot within this highly sought-after gated location. The living accommodation, which is well-presented throughout in tasteful neutral colours, is arranged over two levels and comprises a spacious entrance hall, lounge, large kitchen/family area with integrated appliances, utility room, and cloakroom on the ground floor.

On the first floor, the landing leads to a modern family bathroom and four double bedrooms. Bedroom one benefits from an en-suite shower room and walk-in wardrobe.

Externally, the property occupies a generous, well-maintained south-westerly facing plot and incorporates a double garage, driveway, and a generous rear garden.

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.

LIVING ACCOMMODATION

Covered Entrance Porch with courtesy light, leading to a part-glazed door to:

ENTRANCE HALL

A spacious hallway with stairs to the first floor, two large storage cupboards, and doors to all ground floor accommodation.

LOUNGE

Two PVCu double glazed windows to the rear and radiator.

CLOAKROOM

Comprising a low-level WC, wash hand basin with storage beneath, part-tiled walls, and extractor fan.

KITCHEN/FAMILY ROOM

Granite work surfaces with cupboards and drawers under, and matching wall units. Incorporating a single drainer sink unit with mixer tap, built-in electric oven and four-ring induction hob with extractor hood over, built-in fridge freezer, and dishwasher. Two PVCu double glazed windows overlooking the rear garden, PVCu double glazed bi-folding doors to the rear garden, and door to:

UTILITY ROOM

Roll-edge work surfaces incorporating a stainless steel sink unit with mixer tap, plumbing for a washing machine, gas boiler serving domestic hot water and central heating system, and a PVCu double glazed door.



FIRST FLOOR LANDING

Doors to all first-floor accommodation and built-in storage cupboard.

BEDROOM ONE

PVCu double glazed window overlooking the rear garden, large walk-in wardrobe with hanging space and shelving, and door to:

EN-SUITE SHOWER ROOM

Comprising a tiled shower cubicle, low-level WC, wash hand basin with storage beneath, fully tiled walls, extractor fan, heated towel rail, and Velux window to the rear.

BEDROOM TWO

PVCu double glazed window to the rear and radiator.

BEDROOM THREE

PVCu double glazed window to the front and radiator.

BEDROOM FOUR

PVCu double glazed window to the side and radiator.

BATHROOM

Matching suite comprising a panelled bath with detachable shower attachment, low-level WC, wash hand basin with storage cupboard, heated towel rail, and Velux window.

EXTERNALLY

The property stands on a generous, well-maintained south-westerly facing plot. To the front, there is a herringbone driveway providing parking for two cars, leading to a double garage with an electric car charging point. Lawned gardens to the side and a pathway leading to the enclosed rear garden.

To the rear of the property, there is a delightful, mature garden with a wide paved patio, outside power point with glass and stainless steel details, leading to an extensive garden area predominantly laid to lawn, incorporating a host of established trees and enclosed by fence and wall boundaries.

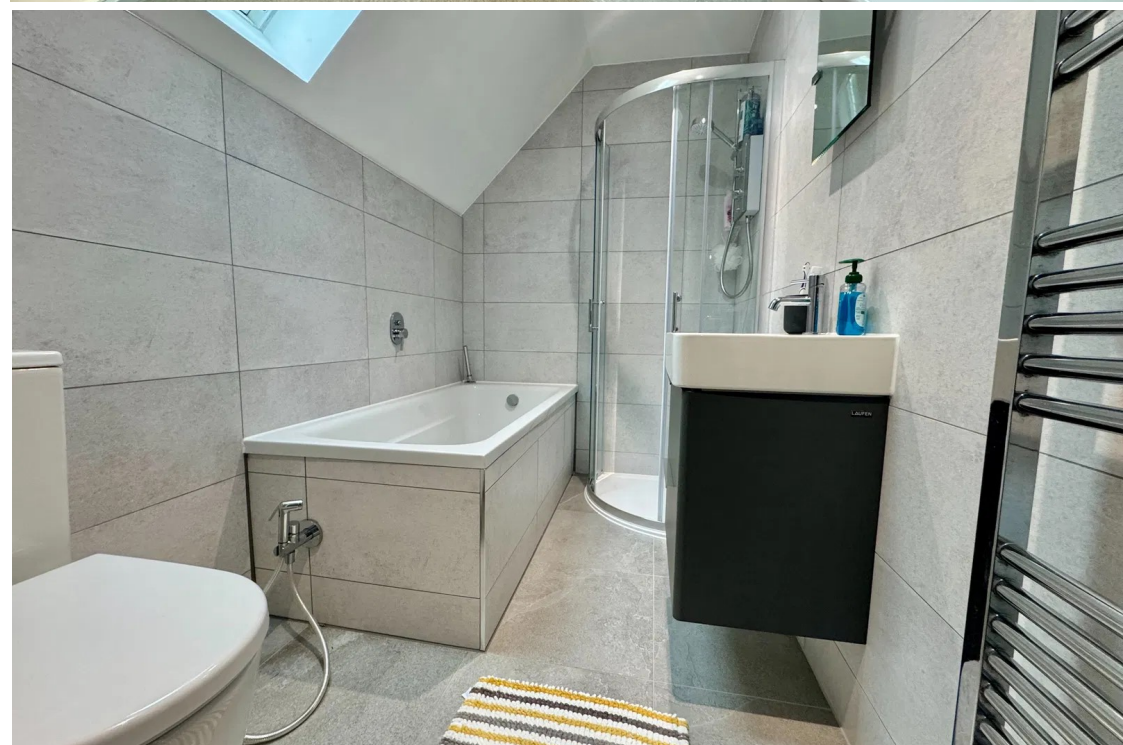
GARAGE

Metal up-and-over door with 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.

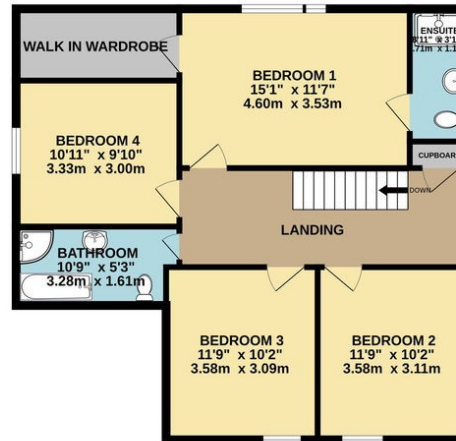




GROUND FLOOR
1181 sq.ft. (109.7 sq.m.) approx.



1ST FLOOR
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA: 1969 sq.ft. (183.0 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 2025/2026 is £3,358.94 (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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Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		92
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

