



LANG TOWN
& COUNTRY

“Calvet” 7 Caradon Close,
Derriford, Plymouth, PL6 6AJ

(Guide Price) £500,000



"Caradon Close" is in one of the most desirable avenues within the city and an inspection of this property can be strongly recommend. The property enjoys distant Moorland views from the front elevation. The excellent range of local facilities include the nearby Derriford and Nuffield hospitals, various business and science parks, regular public transport to the City Centre some 5 miles distance and access to the nearby Dartmoor National Park and the A38 Parkway.

"Calvet" is a modern traditional detached residence which was built about 1970 and has delightfully remained in sole ownership ever since. Occupying absolutely fabulous level grounds within this highly sought-after and desirable avenue, the property also adjoins playing fields to the rear. Whilst the house has gas fired central heating and uPVC double glazing, the property is a little dated and will require some modernisation.

The well-proportioned accommodation, comprises, of an entrance porch with parquet floor, an entrance hallway which also has parquet flooring, a sitting room which has a triple aspect and includes doors to the conservatory which also has access to the rear gardens. There is a dining room, a kitchen with various built-in appliances, a separate study, cloakroom/WC and a utility which has a wall mounted Worcester boiler and doors to the rear and access to the large double garage.

On the first floor are four bedrooms. The master bedroom has a fitted shower unit with two of the other bedrooms having built in vanity units and there is a separate bathroom and separate WC.

To the side of the property there is a double garage which has a pair of roller doors and a rear garage door which provides access through the main garage to a concrete base, which would be ideal for sheltering a caravan/motorhome etc.

The garage is approached by a long double width drive which provides additional parking and there is a turning bay.

The front gardens are well stocked with a wide variety of plants and shrubs. The rear gardens are a truly wonderful feature of this property. The gardens comprise of large sweeping lawns with various well stocked herbaceous borders and a plethora of plants, shrubs, and trees. The garden adjoins to the rear which are the playing field of Plymouth College.

GROUND FLOOR

PORCH
ENTRANCE HALL
SITTING ROOM 21' 1" x 13' 10" (6.43m x 4.22m)
DINING ROOM 11' 10" x 8' 9" (3.61m x 2.67m)
KITCHEN 11' 9" x 8' 9" (3.58m x 2.67m)
CONSERVATORY 9' 2" x 8' 0" (2.79m x 2.44m)
STUDY 8' 11" x 7' 10" (2.72m x 2.39m)
UTILITY ROOM 20' 6" x 7' 4" (6.25m x 2.24m)

FIRST FLOOR

BEDROOM 1 13' 10" x 12' 10" (4.22m x 3.91m)
BEDROOM 2 14' 6" x 10' 0" (4.42m x 3.05m)
BEDROOM 3 13' 8" x 10' 9" (4.17m x 3.28m)
BEDROOM 4 9' 10" x 8' 10" (3m x 2.69m)
BATHROOM

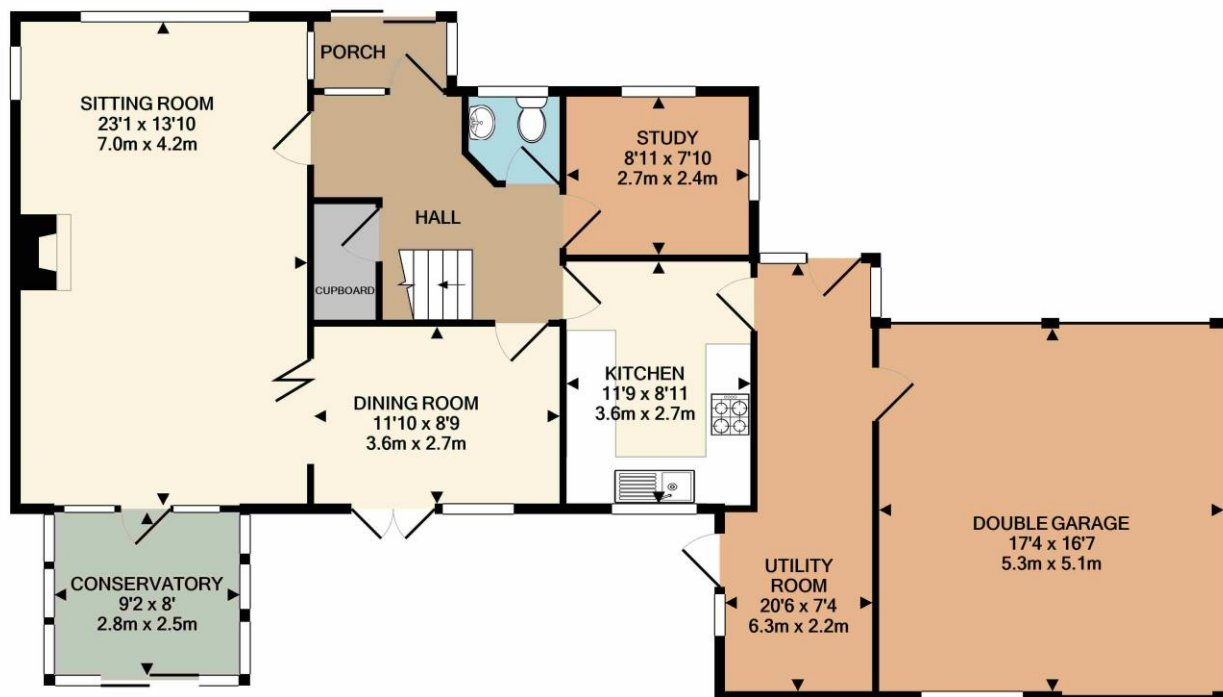
DOUBLE GARAGE 17' 4" x 16' 7" (5.28m x 5.05m)

LOCAL AUTHORITY Plymouth City Council
COUNCIL TAX Band F

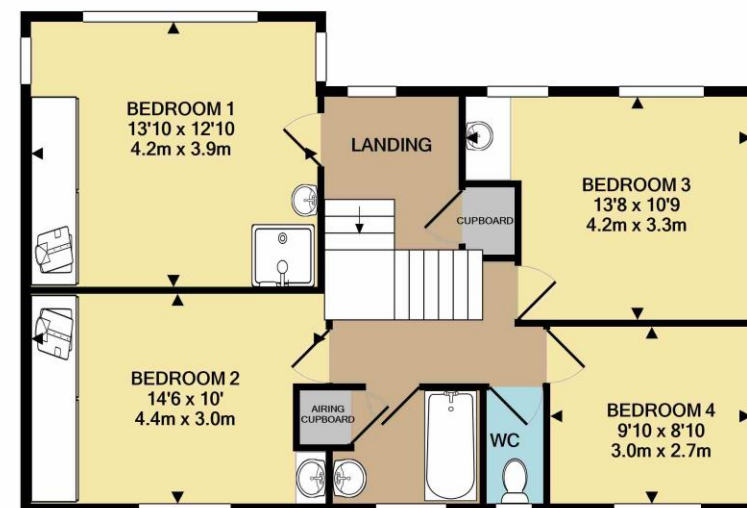


To view this property call Lang Town & Country Estate Agents on **01752 256000**





GROUND FLOOR



1ST FLOOR

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