



LANG TOWN & COUNTRY

85 Powisland Drive,
Derriford, Plymouth, PL6 6AE



Guide Price £500,000



Powisland Drive is without doubt one of the most desirable and prestigious avenues within the city. This popular Northern suburb has an excellent range of facilities which include the Derriford and Nuffield hospitals, sought after schools, easy access to the Dartmoor National Park and regular public transport links to the city centre some five-mile distance

Built in the 1960's, to a traditional design, this imposing modern detached house occupies splendid grounds and a large, sheltered rear gardens. Whilst the property has gas fired central heating and double glazing there is a huge potential for the property to be remodelled and modernised subject to the usual planning consents.

The accommodation comprises, on the ground floor, of an entrance hallway, a sitting room with feature fireplace and double doors leading onto the rear gardens, a separate dining room, a fitted kitchen and a delightful and modern wet room.

On the first floor are four bedrooms and a family bathroom. There is a double drive which provides access to a large garage which has a useful garden store/workshop to the rear. The property enjoys fabulous views from the front elevation across the distant countryside.

The magnificent rear gardens are a splendid feature of the property and are laid mainly to lawn with deep herbaceous borders stocked with exquisite range of established plants, shrubs and bushes.

Agents Note.

This is a fine opportunity to acquire a modern detached house in a sought-after area. We understand there is no onward chain and immediate possession is therefore available.

GROUND FLOOR

ENTRANCE HALL

SITTING ROOM 21' 3" x 11' 11" (6.48m x 3.63m)

DINING ROOM 12' 0" x 9' 0" (3.66m x 2.74m)

KITCHEN 12' 0" x 12' 0" (3.66m x 3.66m)

SHOWER ROOM 8' 6" x 6' 10" (2.59m x 2.08m)

FIRST FLOOR

BEDROOM 1 11' 11" x 10' 6" (3.63m x 3.2m)

BEDROOM 2 11' 11" x 10' 5" (3.63m x 3.18m)

BEDROOM 3 12' 0" x 12' 0" (3.66m x 3.66m)

BEDROOM 4 12' 0" x 7' 0" (3.66m x 2.13m)

BATHROOM

GARAGE 16' 9" x 9' 0" (5.11m x 2.74m)

WORKSHOP 11' 7" x 9' 0" (3.53m x 2.74m)

PROPERTY INFORMATION

Tenure: Freehold

Local Authority: Plymouth City Council

Council Tax: Band E

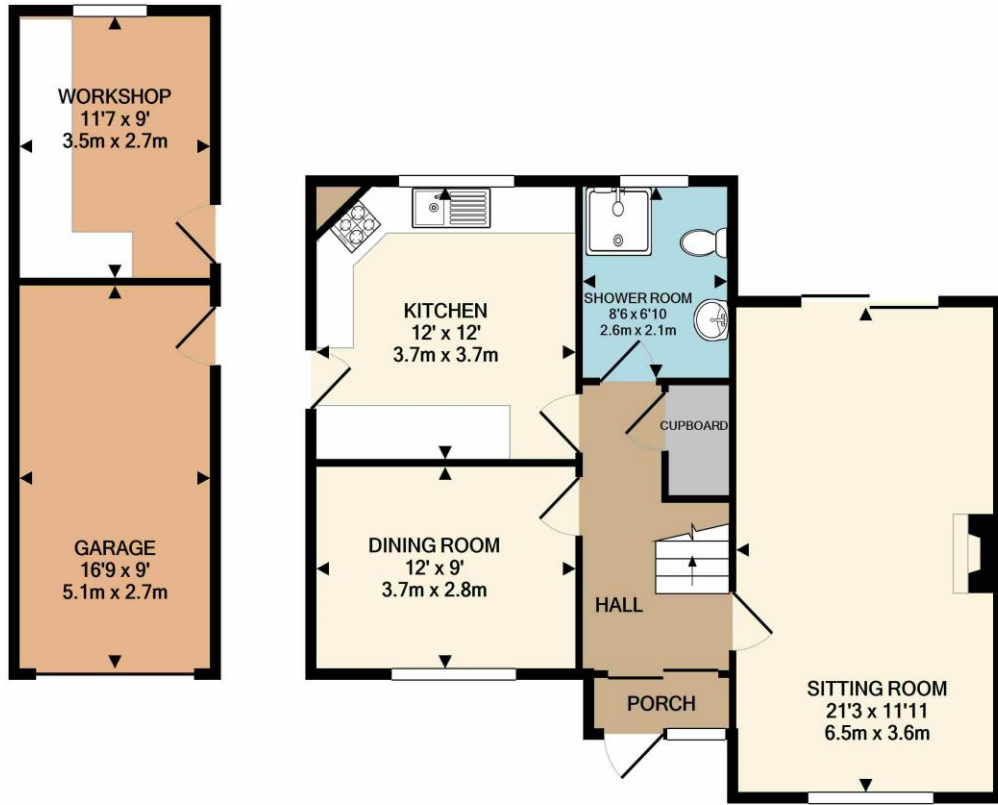
EPC Rating:

Postcode code for sat nav: PL6 6AE



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





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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