



34 Powisland Drive, Derriford, Plymouth, Devon, PL6 6AB



# Guide Price £895,000

"Powisland Drive" is without doubt one of the most desirable and sought-after avenues within the city and has a wonderful array of individual detached quality homes.

The property is situated in a popular Northern suburb with an excellent range of local facilities including the nearby Derriford Hospital, Nuffield Hospital, various Business and Science Parks and easy access to both the A38/Parkway and Dartmoor National Park.

Introducing an exceptional and truly impressive detached four-bedroom property epitomizing spacious, luxury living on a generous plot. This stunning home boasts impeccable craftsmanship and high-end finishes throughout. Upon entering the grand foyer, guests are greeted by a striking oak staircase adorned with glass balustrades, complemented by a soaring vaulted ceiling and polished stone flooring, setting the tone for elegance and sophistication.

The heart of the home lies in the breathtaking open plan kitchen family room, illuminated by two expansive lantern skylight windows, accentuating the engineered oak flooring and showcasing top-of-the-line kitchen units equipped with double AEG oven, integrated fridge freezer, dishwasher, and AEG induction hob with built in extractor fan. A spacious sitting room offers the perfect space for evening gatherings, while a convenient utility room, WC, and plant room housing the Worcester boiler and immersion tank cater to practical needs.

The ground floor also features a luxurious bedroom with a high-quality ensuite shower room, providing comfort and privacy for guests or family members. Ascending the attractive oak staircase leads to a galleried landing overlooking the hall, where the master bedroom awaits boasting panoramic countryside views, a walk-in wardrobe/dressing room, and ensuite bathroom.

Two additional double bedrooms offer ample accommodation, complemented by a fully tiled family bathroom featuring a walk-in shower, bath, wash hand basin, heated towel rail and WC.

Externally, the landscaped garden, accessible from the kitchen and both sides of the house, features artificial grass, patio slabs, and raised composite decking, ideal for outdoor entertaining. A summerhouse with power and lighting adds versatility to the outdoor space, while the driveway, laid with herringbone pattern brick provides ample off-street parking, completing this exceptional offering.

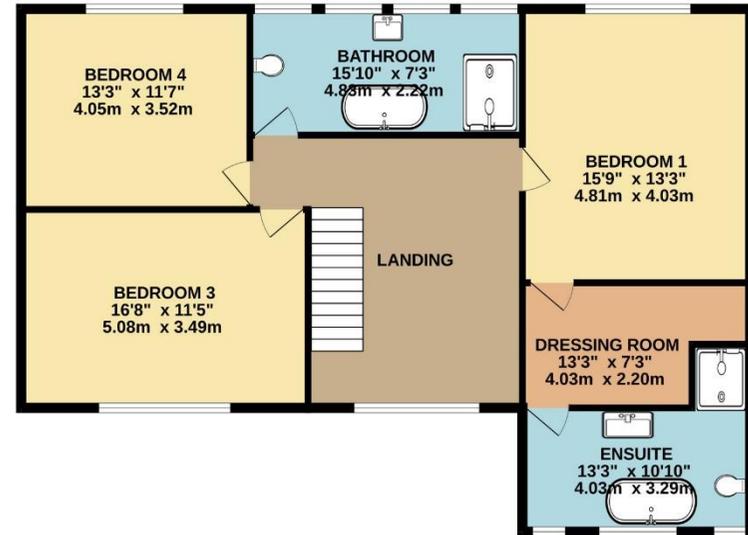
Agents note: Please note the exterior of the property is to be painted and the owner has agreed to do this prior to completion at a colour of the purchaser's choice.

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

[www.langtownandcountry.com](http://www.langtownandcountry.com)







TOTAL FLOOR AREA : 2736 sq.ft. (254.2 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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