



5 Warleigh Crescent, Derriford, Plymouth, Devon, PL6 5BS

Guide Price £450,000



This is a great opportunity to purchase an extended family home which is situated close to Derriford/Nuffield hospitals, schooling, bus routes and various business parks. The natural beauty of Dartmoor National Park, vibrant city centre and the A38 dual carriageway are all easily accessible and the property has been well maintained and presented to a high standard throughout.

The boiler was fitted in 2018 and is serviced annually along with the security system, in addition there is UPVC double glazing and gas central heating with accommodation comprising a reception hall with storage, cloakroom/wc, sitting room, dining room, conservatory overlooking the landscaped rear garden and enjoying distant views, the kitchen has an array of wall and base units, integral oven and 5 ring gas hob, access into a useful side lobby/utility room, great for storage and with a door leading to the rear garden.

On the first floor there are 4 bedrooms and a spacious family bathroom with separate shower enclosure, bath, wc and basin. To the outside of the property there is a front garden, driveway leading to a single garage with a remote-control door, power, and lighting. The enclosed rear landscaped garden is a delightful feature of the property, large patio area, tap, greenhouse with power, lawned garden and a wonderful array of plants and shrubs.

We would recommend an early viewing to appreciate this wonderful family home with a beautifully presented garden.



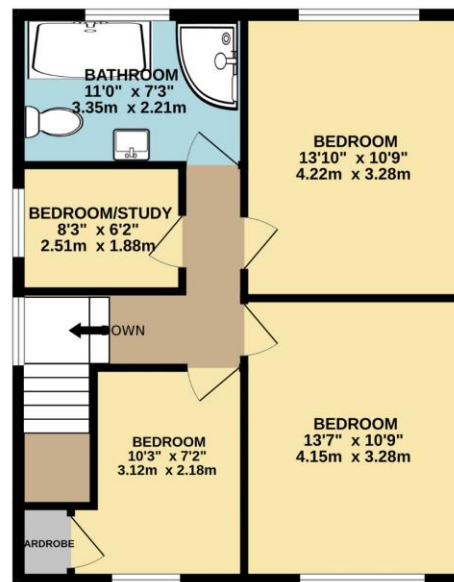
To view this property call Lang Town & Country Estate Agents on 01752 256000.



GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 1231 sq.ft. (114.4 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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