



12 Powisland Drive, Derriford, Plymouth, PL6 6AA



# Offers Over £1,000,000



Commandeering an expansive plot of circa  $\frac{1}{4}$  of an acre, on one of Plymouth's most prestigious roads, is this exquisite five-bedroom, five-bathroom detached residence, where sophistication and superior craftsmanship converge to create an unparalleled living experience. Having a complete renovation from top to bottom, the home has had every inch meticulously designed and finished to an exceptional standard, seamlessly blending contemporary elegance with everyday functionality. The property makes an immediate statement with its grand sweeping driveway leading to a generously proportioned double garage, ensuring ample parking and effortless convenience.

Downstairs is a hub for entertaining, with generous reception spaces, perfect for the informal gatherings, or the more excentric soirees. The kitchen has been configured with high specification in mind, including quartz countertops and a Quooker tap, and direct access to the raised outside terrace; further enhancing the home for those wanting an alfresco lifestyle. Further ancillary spaces including study, boot room and downstairs shower room continue to benefit a prospective buyer.

Upstairs boasts five exceptional bedrooms, the master and guest of which boast chic en-suites and dressing rooms. The remainder share a stylish bathroom on the first floor, and a fashionable shower room on the top floor. The thoughtfully curated layout strikes a perfect balance between grandeur and intimacy, featuring luminous, open-plan spaces ideal for sophisticated gatherings alongside serene, private retreats for relaxation.

Outside, the home again is configured to maximise it's usage for a prospective buyer, with a raised terrace, incredibly useful for summer festivity, and a level lower lawn.

State-of-the-art security provisions, including a high-specification alarm system, surveillance cameras, and an electric gate, are seamlessly integrated and can be accessed using a smartphone, ensuring both peace of mind and ultimate convenience.

This home therefore offers an enviable level of comfort, privacy, and convenience—perfect for both family living and refined entertaining. Whether you are a professional seeking effortless commuting or a family in search of an elegant forever home, this property epitomizes refined living at its finest.

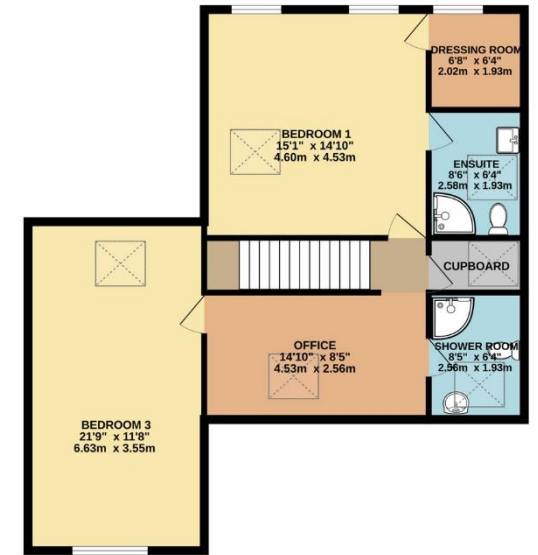
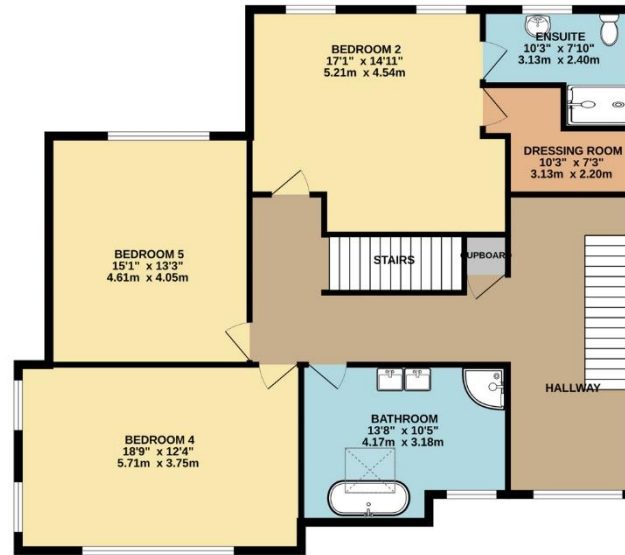
Powisland Drive is without doubt one of the most desirable and sought-after avenues within the City and has a wonderful array of individual detached quality homes. The property is situated in a popular Northern suburb with an excellent range of local facilities including the nearby Derriford Hospital, Nuffield Hospital, various Business and Science Parks and easy access to both the A38/Parkway and Dartmoor National Park.



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







TOTAL FLOOR AREA : 3310 sq.ft. (307.5 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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