



318 Tavistock Road, Derriford, Plymouth, Devon, PL6 8AL

Offers In The Region Of £1,000,000

Situated in the ever popular area of Derriford and set back from the road on a generous third of an acre plot, this impressive and beautifully presented detached residence offers spacious and versatile accommodation extending to over 3,000 sq. ft. Thoughtfully improved by the current owners, the property seamlessly blends period charm — including original sash bay windows — with modern comfort and style.

The residential area of Derriford offers fantastic facilities nearby including both Derriford and Nuffield Hospitals, the newly opened retail park including Marks and Spencer's food hall, Aldi Supermarket and Pure Gym. There is a convenient park and ride for commuting into the City Centre only a 5 minute walk away from this fabulous house and the stunning landscapes at Dartmoor National Park are only a short drive away — perfect for dog walking and weekend adventures.

Upon entering through the welcoming vestibule and hallway, the sense of space is immediately apparent. The home offers a wonderful flow, with the principal reception rooms including a sitting room and lounge, both featuring elegant proportions and views to the front. To the rear, the stunning kitchen/diner forms the heart of the home — a light-filled space featuring Karndean flooring, solid worktops and units, and a comprehensive range of integrated appliances including a Belling range-style cooker with double oven and grill, wine cooler, dishwasher, and drinks cabinet. The kitchen also benefits from underfloor heating throughout, ensuring a cosy yet contemporary feel. French doors open through to the conservatory from the lounge, creating an ideal setting for family living and entertaining.



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Continued

Adjacent to the main living areas are a gym and office, offering flexibility for home working and fitness space. A well-equipped utility room, WC and separate laundry room complete the ground floor facilities.

A particular feature of this home is the self-contained annex, thoughtfully created by the current owners. It has its own separate entrance as well as an internal connection to the main house. The annex provides a kitchen/living room, bedroom, and en-suite with contemporary tiling, walk in shower enclosure, heated towel rail, wash hand basin and a WC, offering excellent accommodation for multi-generational living, guests, or potential rental use.

Upstairs, the first floor offers five generously proportioned bedrooms. The master bedroom includes an en-suite shower room, while a family bathroom serves the remaining rooms. Bedroom layouts are versatile, with three large double rooms featuring fitted wardrobes and far-reaching views over the gardens.

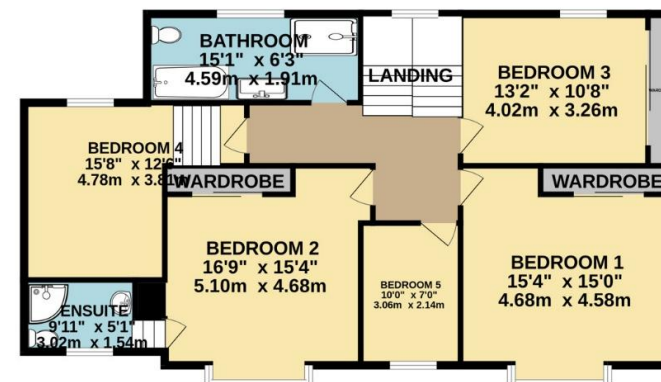
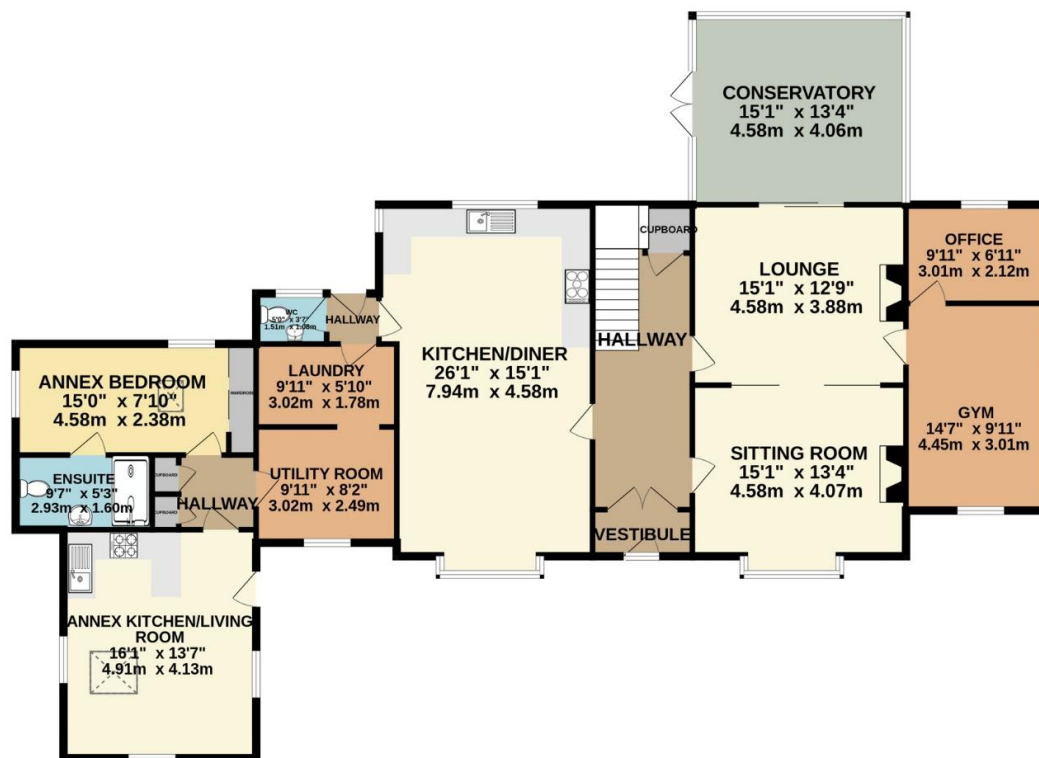
Externally, the property continues to impress. The south-easterly facing rear garden enjoys a sunny aspect throughout the day and offers multiple areas to relax and entertain. The space is mainly laid to lawn, bordered by mature hedges, and features a recently landscaped slabbed patio perfect for outdoor dining and contemporary furniture. A raised decked area houses a hot tub and an additional seating area, creating a luxurious retreat in the privacy of the garden, whilst there is an additional decked space for further seating.

To the front, a large driveway provides ample parking for up to 10 vehicles, ensuring ample space for family and visitors alike.

This exceptional detached home offers a rare combination of space, character, and flexibility — ideal for modern family living with the added benefit of a fully equipped annex — all set within beautifully landscaped grounds.

EPC GRAPH





TOTAL FLOOR AREA : 3028 sq.ft. (281.3 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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SALES



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