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**£450,000 FREEHOLD**

**Extended, detached house, 4 bedrooms (master with balcony), south-facing rear garden, 3 reception rooms, garage and driveway parking, double glazing and gas central heating**

**MOORLAND VIEW, DERRIFORD, PLYMOUTH**



## PROPERTY DETAILS

An **EXTENDED 4 bedroom DETACHED** family home in the sought after area of **DERRIFORD**. Providing **GARAGE** and driveway **PARKING**, a large **SOUTH-FACING** garden to the rear, master bedroom (with balcony), 3 additional bedrooms, **NEWLY** replaced kitchen/dining room, store room, utility room, **CONSERVATORY**, play room/5<sup>th</sup> bedroom, **SPACIOUS** lounge, modern **FAMILY** bathroom and shower room, **UPVC** double glazing and gas central heating. The position of the property gives **EASY** access to **SCHOOLS**, Derriford **HOSPITAL**, regular bus routes, local **SUPERMARKETS**, Vets and **DARTMOOR** National Park. **MUST** be viewed to fully appreciate the **SIZE** of the accommodation on offer!

Council tax band – E  
EPC rating - D

Glazed panelled double doors to;

### ENTRANCE VESTIBULE

Glazed panelled door and matching side screen to;

### ENTRANCE HALL

Stairs to first floor with storage cupboard under, panelled radiator, wood laminate flooring, doors leading off the entrance hall giving access to all further rooms.

### SHOWER ROOM

White suite comprising tiled shower cubicle, wash hand basin, low level WC, heated towel rail, fully tiled walls, opaque UPVC double glazed window to front elevation.

### KITCHEN/DINING ROOM

**24'10 x 9'10 (7.57m x 2.99m)**

Newly replaced fitted kitchen with grey shaker style base units, white roll top worktops, glazed display cabinets over, inset one and a half bowl, stainless steel sink unit with mixer tap, adjacent integrated dishwasher and fridge, space for range oven with extractor over, part-tiled walls, breakfast bar peninsula unit divides the kitchen from the dining area, bespoke solid wood work surface and wine cooler. Panelled radiator to dining area, large picture window to conservatory, adjacent glazed door, airing cupboard with radiator, wood laminate flooring throughout, folding doors to;

### LOUNGE

**18'8 x 10'9 widening to 13'1 (5.69m x 3.28m widening to 4.0m)**

Built-in log effect gas fire with stone surround, large UPVC double glazed picture window to rear elevation, glazed panelled French doors to the conservatory.

### CONSERVATORY

**12'1 x 10'5 (3.69m x 3.18m)**

Wood laminate flooring, UPVC double glazed construction with sliding doors to rear and side elevation, enjoying a pleasant outlook towards the secluded south-facing rear garden.

### PLAY ROOM/5<sup>th</sup> BEDROOM

**10'11 x 8'11 (3.33m x 2.73m)**

Could be used as a 5<sup>th</sup> bedroom. Wood laminate flooring, UPVC double glazed picture window to front elevation.

## **UTILITY ROOM**

**9'3 x 7'8 (2.83m x 2.33m)**

Belfast sink, plumbing for a washing machine, wall mounted gas boiler providing hot water and central heating, window and door to front elevation, further UPVC door to the garage.

## **LOBBY**

Opaque UPVC double glazed door to front, door to;

## **STORE ROOM**

**15'10 x 8'5 (4.83m x 2.56m)**

A useful area of the property, currently used as a store room/gym, which could be integrated into the house to provide an office or additional reception room.

## **FIRST FLOOR**

### **LANDING**

Access to loft space, built-in airing cupboard, doors lead off the landing giving access to all first floor rooms.

### **BEDROOM ONE**

**17'5 x 11'4 (5.30m x 3.47m)**

A dual aspect room with UPVC double glazed window to front elevation enjoying far reaching views across Derriford and towards Dartmoor National Park. UPVC sliding patio doors to balcony, being enclosed and decked, with chrome balustrading and smoked glass panels. The balcony also enjoys views towards the south-facing garden.

### **BEDROOM TWO**

**13'6 x 12'0 x (3.17m x 3.66m)**

Fitted triple wardrobe with sliding doors, UPVC double glazed picture window to rear elevation.

### **BEDROOM THREE**

**10'11 x 8'11 (3.33m x 2.71m)**

UPVC double glazed windows to front and side elevation, built-in wardrobe with sliding doors.

### **BEDROOM FOUR**

**10'4 x 6'5 (3.16m x 1.95m)**

UPVC double glazed window to rear elevation.

### **FAMILY BATHROOM**

**8'8 x 7'11 (2.64m x 2.42m)**

Modern white suite comprising panelled bath with mixer tap and shower over, fully tiled surround and glazed shower screen, vanity wash hand basin, low level WC, bidet, heated towel rail, ceiling downlighters, opaque UPVC double glazed windows to front elevation.

### **OUTSIDE**

To the rear of the property is a large south-facing garden, being mature, laid largely to lawn and offering a good deal of privacy and seclusion. There is an attractive decked area, timber garden shed, a useful outside tap and outside electrical point installed. To the front of the property is a secluded patio area and driveway. The driveway provides parking for 1 car and servicing the garage.

### **GARAGE**

Single with an up and over door. Power and light connected. A pedestrian door to hallway, in turn giving access to the kitchen and main house.

## SERVICES

All main services are connected to the property.

## VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

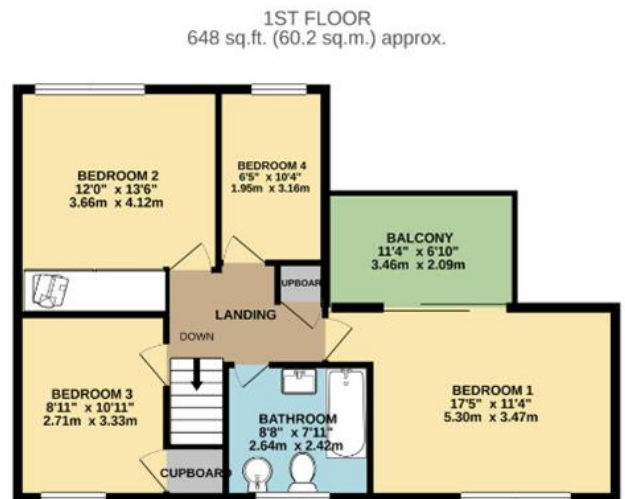
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Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

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All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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