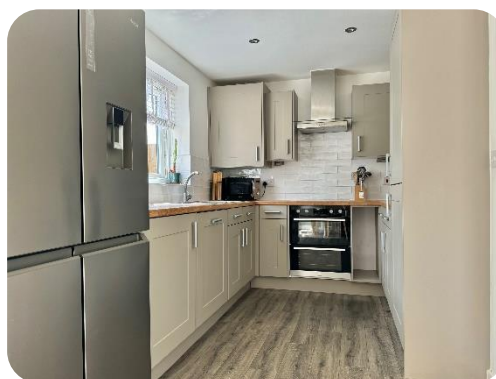




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**£315,000 FREEHOLD**

**3 bedrooms (master with en-suite), semi-detached, garage and driveway parking, front and rear gardens, situated within a popular modern development**

**STARLING DRIVE, PALMERSTON HEIGHTS, DERRIFORD, PLYMOUTH**



## PROPERTY DETAILS

**You will find this modern three bedroomed semi-detached family home located in the north of Plymouth and positioned within the popular development of Palmerston Heights in Derriford. The property would be the perfect home for a growing family or first time buyers looking for parking, space and convenience being so close to local amenities, Derriford Hospital, schools, Dartmoor National Park and easy access to the A38 via a new link road. Must be viewed to appreciate the presentation of this beautiful home!**

**The ground floor accommodation comprises of entrance vestibule, spacious lounge, modern fitted kitchen/dining room with French doors leading to a generously sized landscaped rear garden and a modern cloakroom. On the first floor there are three double bedrooms (master bedroom with en-suite) and an additional 3-piece family bathroom. Other benefits include UPVC double glazing and gas central heating.**

**Council tax band – C  
EPC - B**

Opaque double glazed panelled door to;

### **ENTRANCE VESTIBULE**

Panelled radiator, wood effect flooring, door to;

### **LOUNGE**

**15'7 x 10'8 (4.76m x 3.25m)**

Panelled radiator, UPVC double glazed window to front elevation, door to;

### **INNER HALL**

Stairs to first floor, access to;

### **CLOAKROOM**

White suite comprising low level WC, pedestal basin, panelled radiator, extractor fan, wood effect flooring.

### **KITCHEN/DINING ROOM**

**18'7 x 7'9 (5.68m x 2.38m)**

Well fitted kitchen with grey shaker style base and eye level storage cupboards with wood effect working surfaces, inset one and a half bowl, single drainer, stainless steel sink unit with mixer tap, a range of integrated appliances to include dishwasher, built-in washing machine, double oven and 4 ring induction hob with extractor canopy over, part-tiled walls, further cupboard housing a wall mounted gas combi boiler providing hot water and central heating, ceiling spotlights, wood effect flooring, space for an American style fridge freezer, upright radiator, built-in storage cupboard under stairs, wood panel walling to dado height, UPVC double glazed window and matching French doors provide access to the rear garden.

### **FIRST FLOOR**

#### **LANDING**

UPVC double glazed window to side elevation, access to insulated loft space, built-in linen cupboard, panelled radiator. Doors lead off the landing providing access to all first floor rooms.

## MASTER BEDROOM

19' x 8'10 (5.79m x 2.70m)

Panelled radiator, 2 UPVC double glazed windows to front elevation, door to;

## SHOWER ROOM EN-SUITE

Glazed double shower cubicle with mixer shower, pedestal basin, low level WC, part-tiled walls, extractor fan, radiator, wood effect flooring, opaque UPVC double glazed window to side elevation.

## BEDROOM TWO

11'5 x 8'9 (3.48m x 2.67m)

Panelled radiator, UPVC double glazed window to rear elevation.

## BEDROOM THREE

9'11 x 7'3 (3.02m x 2.21m)

UPVC double glazed window to rear elevation, panelled radiator.

## BATHROOM

White suite comprising panelled bath with mixer tap, wall mounted electric shower with riser rail and shower attachment, glazed shower screen, low level WC, pedestal wash hand basin with mixer tap, half tiled walls to bathroom, fully tiled walls to bath and shower area, wall mounted radiator, wood effect flooring.

## OUTSIDE

The gardens are situated both to the front and rear of the property. The front comprising a lawned garden with adjacent tarmac driveway, providing off road parking for 1 large family car and well stocked flower bed. The rear garden is easterly facing, being fully enclosed and offering a good deal of privacy and seclusion. Sectioned into 2 useful spaces, 1 large, paved patio area with an outside tap and steps lead down to an enclosed decked area with a useful garden shed and a gravelled path runs along the side of the property, giving access via a pedestrian gate to the front garden. The rear garden offers the perfect entertaining space during the summer months.

## GARAGE

Single with an up and over door. Power and light connected.

## 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)

### The Consumer Protection Regulations

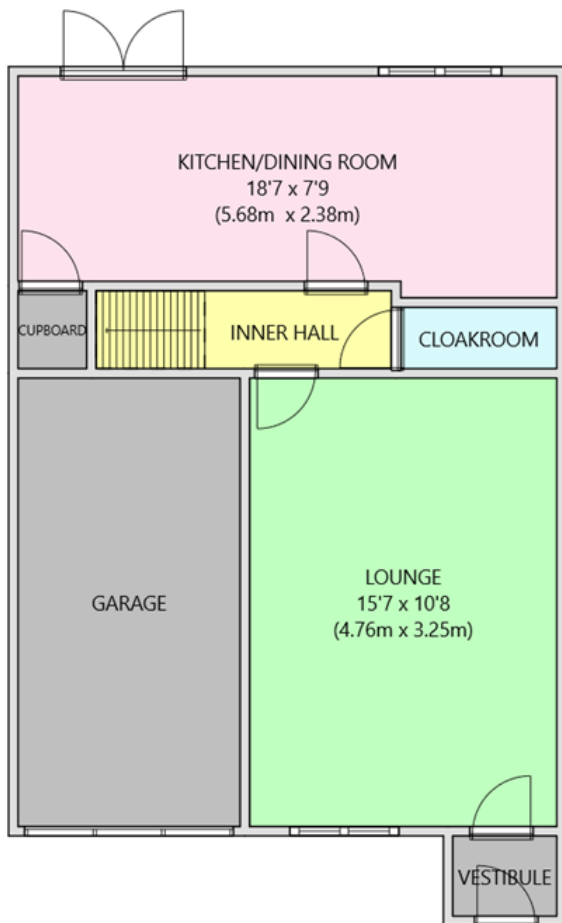
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1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions 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 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.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

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.



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