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£440,000 FREEHOLD

**A link-detached and extended 4 bedroomed family home, garage and driveway parking,
well-manicured front and rear gardens, double glazed and centrally heated**

WARLEIGH CRESCENT, DERRIFORD, PLYMOUTH



PROPERTY DETAILS

A delightful and well-loved 4 bedroomed extended family home in Derriford, built in the 1980's. Positioned in a sought-after street with driveway parking and a garage, this link-detached property has everything you will need for a growing family, with splendid mature gardens, spacious accommodation, four double bedrooms, bright and airy rooms and is a real gem of a home. The rear aspect enjoys a south-facing garden being a great size for children, a useful workshop and far-reaching views towards Derriford and beyond. The location of the property provides easy access to local amenities, Derriford Hospital, Dartmoor National Park and the A38. The property also has the added benefit of being fully double glazed and centrally heated.

**COUNCIL TAX BAND – E
EPC – C**

Wrought iron railings and steps lead to a partly glazed UPVC door to;

ENTRANCE HALL

A spacious entrance hall. Stairs to first floor, radiator, fuse box, dado rail, doors lead off the entrance hall providing access to all ground floor rooms.

LOUNGE

19'7 x 11'6 (6.02m x 3.56m)

UPVC double glazed bay window to front elevation, radiator, fitted gas fire with mantle over, coving to ceiling, sliding UPVC doors leading through to;

CONSERVATORY

25'5 x 6'3 x (7.78m x 1.92m)

UPVC conservatory with windows to front and side elevations, UPVC door providing access to the south-facing rear garden, fully tiled flooring, radiator, opaque UPVC double glazed door leading through to the kitchen. The roof has been replaced in recent years by the present owner.

KITCHEN

10'9 x 8'7 (3.34m x 2.67m)

A range of cream high gloss base and eye level units, marble effect worktops, single bowl single drainer ceramic sink with stainless steel tap, fitted double oven with 4 ring gas hob, tiled splashback and extractor over, space for a washing machine, space for a dishwasher, space for a fridge freezer, cupboard housing a wall mounted Worcester boiler providing hot water and central heating, coving to ceiling, tiled flooring, radiator, UPVC double glazed window overlooking the conservatory.

CLOAKROOM

6'1 x 3'1 (1.86m x 0.95m)

Low level WC with tiled surround, wall mounted wash hand basin with tiled surround, wood flooring, coving to ceiling, UPVC obscure window to the conservatory.

DINING ROOM

11' x 10'3 plus bay window (3.37m x 3.14m)

UPVC double glazed bay window to front elevation, dado rail, coving to ceiling, radiator.

FIRST FLOOR

LANDING

Doors lead off the landing providing access to all first floor rooms, airing cupboard with fitted shelving and housing the immersion tank, UPVC double glazed window to rear elevation, access to insulated loft space.

BEDROOM ONE

13'4 into bay x 11'2 (4.10m x 3.43m)

UPVC double glazed bay window to front elevation, fitted wash hand basin with stainless steep mixer tap and tiled splashback, coving to ceiling, radiator.

BEDROOM TWO

11' x 8'5 x (3.36m x 2.61m)

UPVC double glazed window to rear elevation, radiator, coving to ceiling.

SHOWER ROOM

5'6 x 5'5 (1.73m x 1.67m)

Newly replaced by the present owner. Fully tiled walls, opaque UPVC double glazed window to front elevation, glazed double walk-in shower enclosure with thermostatic shower, riser rail and handset, pedestal wash hand basin with taps, low level WC, stainless steel ladder style radiator, fully tiled flooring.

BEDROOM THREE

11'3 x 8'6 (3.46m x 2.62m)

UPVC double glazed window to rear elevation, radiator, coving to ceiling.

BEDROOM FOUR

9'3 plus wardrobe recess x 9'1 (2.85m x 2.79m)

Fitted full length wardrobe with sliding wardrobe doors, UPVC double glazed window to front elevation, coving to ceiling.

OUTSIDE

To the front of the property is mainly laid to lawn and shrubs. A paved driveway is adjacent to the property, providing off-road parking and a single garage with an up and over door. The garage has power and light connected with a UPVC door providing side access into the garage from the rear garden and a further UPVC window to rear elevation. Steps adjacent to the driveway, providing access to a useful workshop with power and light connected. The workshop in turn provides access to the rear garden and to the front of the property. The rear garden has a southerly aspect and offers substantial views, perfect for the summer months. The garden is mainly laid to lawn with a large, paved patio area to the upper level and steps leading down to a further lawned area. Numerous shrubs and trees including magnolias, oleanders, hydrangeas and roses. Useful outside tap.

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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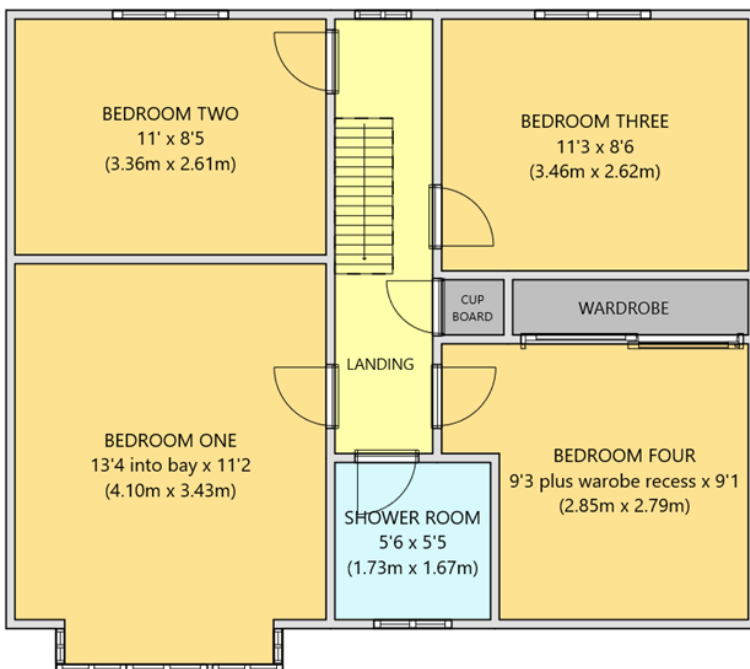
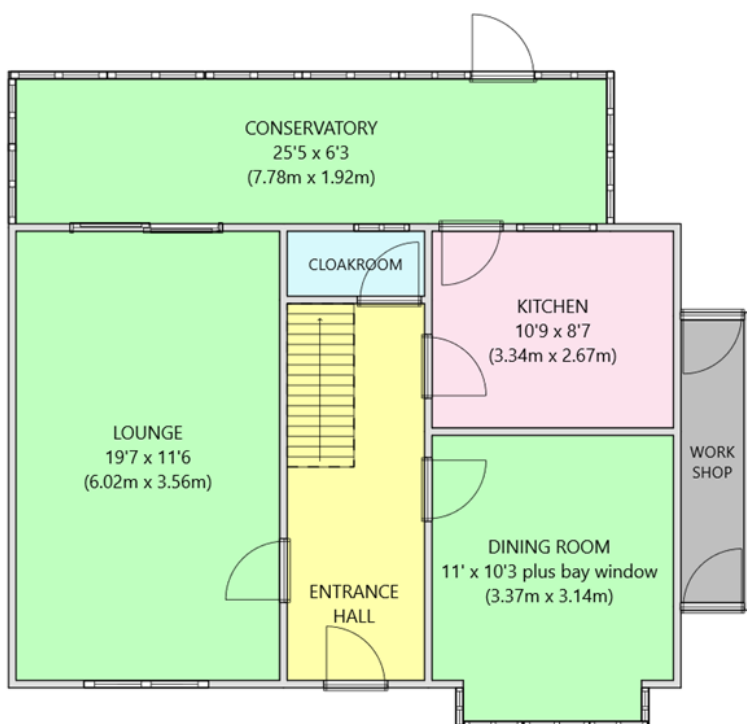
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Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

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