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£240,000 FREEHOLD

A spacious 3 bedroom semi-detached family home, beautifully fitted kitchen/dining room, generously sized lounge, allocated parking and owned solar panels

THIRLMERE GARDENS, DERRIFORD, PLYMOUTH



PROPERTY DETAILS

A fantastic opportunity to purchase this spacious 3 bedroom semi-detached family home in the popular residential area of Derriford. Enjoying a woodland aspect to the front and offering you complete privacy to both the front and rear elevations. Providing easy access to Dartmoor National Park, Derriford Hospital, Derriford and Crownhill Retail Park, local pubs and amenities. The property has many key features to include a beautifully fitted kitchen/dining room, generously sized lounge with French doors leading out to an enclosed and tiered rear garden, downstairs cloakroom, great sized family bathroom, allocated parking and owned solar panels. Other benefits include being fully double glazed and centrally heated.

**COUNCIL TAX BAND – B
EPC – B**

Opaque composite glazed door to;

ENTRANCE PORCH

Quarry tiled flooring, opaque UPVC double glazed windows to front and side elevations, glazed panelled door to;

ENTRANCE HALL

A spacious entrance hall with stairs to first floor, wooden balustrading and storage cupboards under, panelled radiator, doors lead off the entrance hall providing access to all ground floor rooms.

CLOAKROOM

White suite comprising low level WC, wash hand basin, engineered wood flooring, opaque UPVC double glazed window to front elevation.

KITCHEN/DINING ROOM

16'4 x 9'8 (5m x 3m)

A beautifully fitted kitchen with a range of grey high gloss base and eye level storage cupboards, marble effect worktops, inset one and a half bowl single drainer enamel sink unit with mixer tap, adjacent recess with plumbing for a washing machine, integrated dishwasher, double oven, 5 burner gas hob with glass splashback and extractor canopy over, integrated fridge and freezer, ceiling spotlights, cupboard housing a wall mounted boiler providing hot water and central heating (6 years old), UPVC double glazed window to rear elevation, ceramic tiled flooring throughout the kitchen and dining area, a peninsula division unit, UPVC double glazed French doors providing access to the rear garden.

LOUNGE

16'4 x 11'1 (5m x 3.4m)

Panelled radiator, a dual aspect room with UPVC double glazed window to front elevation, UPVC double glazed French doors providing access to the rear garden.

FIRST FLOOR

LANDING

Built-in airing cupboard with shelving, UPVC double glazed window to front elevation, doors lead off the landing providing access to all first floor rooms.

BEDROOM ONE

12'7 plus wardrobe recess x 9'5 (3.9m x 2.9m)

A range of fitted bedroom furniture incorporating wardrobes and bedside cabinets with storage over, fitted dressing table with storage over, panelled radiator, UPVC double glazed window to rear elevation.

BEDROOM TWO

12'4 x 8'5 (3.8m x 2.6m)

Panelled radiator, a range of fitted bedroom furniture incorporating wardrobes, bedside cabinets with storage over, UPVC double glazed window to rear elevation, access to boarded loft space.

BEDROOM THREE

8'5 x 7'2 (2.6m x 2.2m)

Panelled radiator, UPVC double glazed window to front elevation enjoying a pleasing woodland aspect.

BATHROOM

9'1 x 6'2 (2.8m x 1.9m)

A great sized bathroom with a modern white suite incorporating a panelled bath, mixer tap and shower over, fully tiled surround and glazed concertina shower screen, vanity wash hand basin with storage cupboards under, low level WC, part tiled walls, ceiling spotlights, extractor fan, heated towel rail, tile effect flooring, opaque UPVC double glazed window to front elevation.

OUTSIDE

The gardens are situated mainly to the rear of the property, being fully enclosed, with a large paved patio area and raised flowerbeds. Steps leading to a useful block-built storage shed and further steps leading to a terraced lawn with an additional timber garden shed. To the front of the property is a generously sized lawned garden with steps and handrail leading up to the front door. There is a pathway to the front of the property which leads down to an allocated parking space, belonging to the property. The property benefits from owned solar panels, reducing energy costs (13 years old). A wooden gate situated to the side of the property, which provides front and rear access.

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)

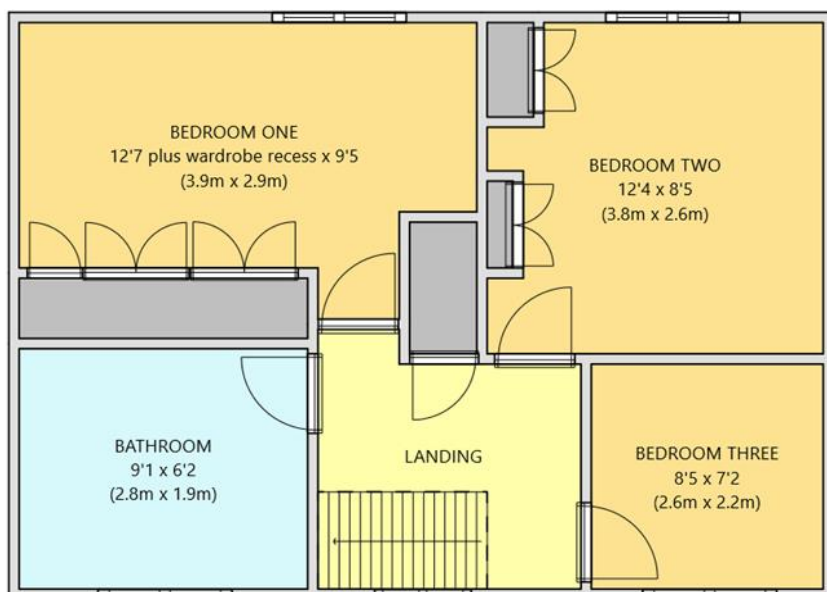
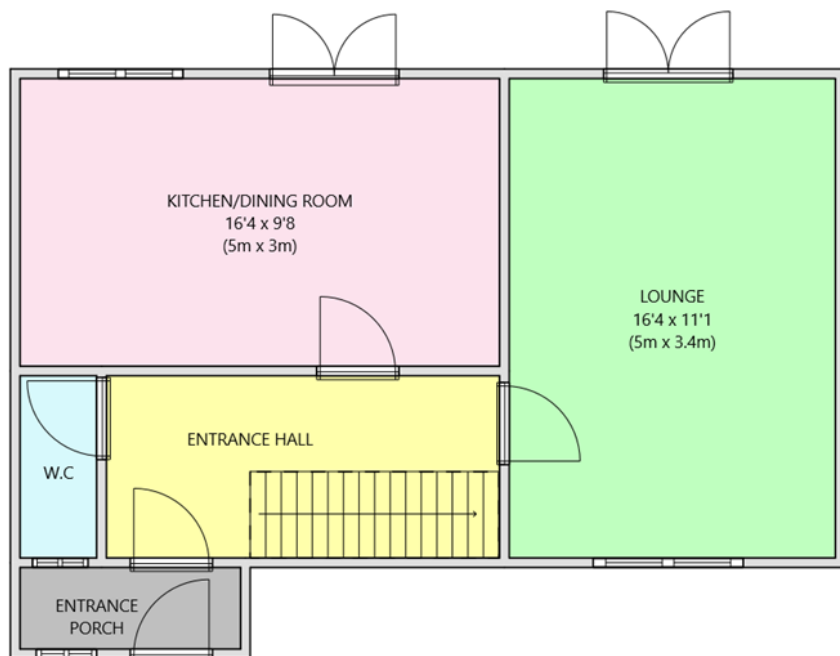
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All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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