



31 Bluebell Street

Derriford, Plymouth, PL6 8DY

£220,000



An exceptionally well presented home built by Persimmon Quality homes seven years ago with quality new carpets & decorations of a high standard. Accommodation comprising hall, downstairs WC, good size front set lounge, light & airy modern fitted integrated kitchen/dining room with French doors to the back garden & long views. Two double bedrooms & a well appointed family bathroom/WC. One private car parking space, on street parking, southerly facing enclosed low maintenance rear garden.



BLUEBELL STREET, DERRIFORD, PL6 8DY

ACCOMMODATION

Part double glazed front door into:

GROUND FLOOR

HALL

Wide hall. Staircase with carpeted treads rises to the first floor.

WC

Obscure glazed window to the front elevation. White modern suite with close coupled WC, pedestal wash hand basin with tiled splash back. Consumer unit.

LOUNGE 15'1 x 9'4 (4.60m x 2.84m)

Window to the front elevation. Decorative wall panelling. Under stairs storage cupboard.

KITCHEN/DINING ROOM 12'6 x 8' (3.81m x 2.44m)

Light & airy with window to the rear and twin french doors overlook and open to the back and affording long views looking over Forder Valley. Quality modern fitted integrated kitchen with a good range of cupboard and drawer storage set in wall and base units along three sides. Roll edge work surfaces with matching upstands. Inset one and a half bowl stainless steel sink with chrome mixer tap. Integrated appliances include four ring variable size gas hob with stainless steel splash back and illuminated extractor hood over. Electrolux dual oven/grill under. Space and plumbing suitable for automatic washing machine and space suitable for upright fridge/freezer. Cupboard housing the Ideal Logic ESP30 gas fired boiler servicing the central heating and domestic hot water.

FIRST FLOOR

LANDING

Smoke detector. Access hatch to the loft.

BEDROOM ONE 12'8 x 8'2 (3.86m x 2.49m)

Window to the rear with far reaching views looking across Forder Valley and beyond.

BEDROOM TWO 12'6 x 8'6 (3.81m x 2.59m)

Window to the front. Ceiling light point. Built in over stairs storage cupboard.

BATHROOM 6'4 x 5'7 (1.93m x 1.70m)

White modern suite with close coupled WC, pedestal wash hand basin, panelled bath with separate taps and wall mounted thermostatic shower over. Tiled splash backs. Extractor fan.

EXTERNALLY

A brick paved parking space to the front of the property. An area of low maintenance front garden and to the rear, a southerly facing enclosed back garden. Balcony area covered with artificial grass and steps down to the main garden. Timber overlap fencing. Laid to decorative pebbles and a paved patio on one side and corner raised border. Pedestrian gate provides separate rear access.

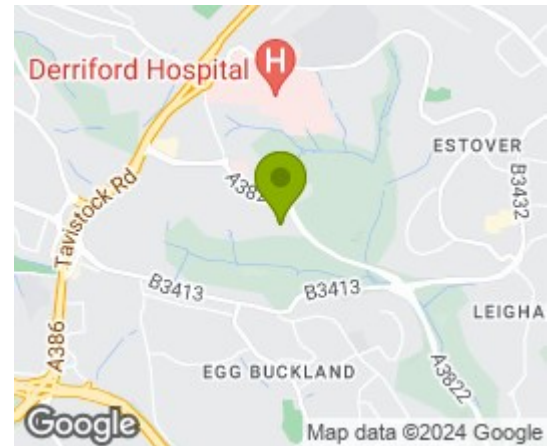
AGENT'S NOTE

Tenure - Freehold.

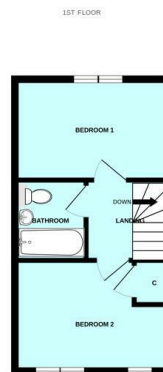
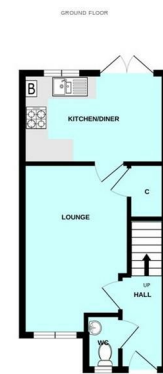
Plymouth City Council Tax - Band B.

Persimmon Homes Estate Fee - £115 per annum.

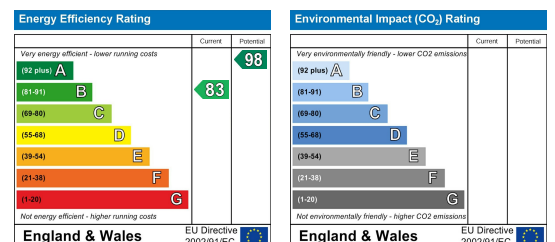
Area Map



Floor Plans



Energy Efficiency Graph



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