



## 101 Looseleigh Lane

Derriford, Plymouth, PL6 5HH

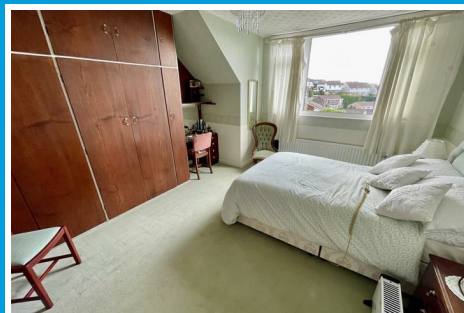
Guide Price £450,000



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## LOOSELEIGH LANE, DERRIFORD, PL6 5HH

**GUIDE PRICE £450,000 - £475,000**

### THE PROPERTY

An individually designed detached house with distinct kerb appeal, providing a spacious and well proportioned home. Having uPVC double glazing and gas central heating. Generously proportioned, light and airy accommodation comprising spacious porch, reception hall, downstairs WC, large lounge, dining room, fitted integrated kitchen, rear lobby, utility room, store room, four bedrooms and bathroom/WC. Two generous size integral garages and private parking on drive. Front garden and low maintenance rear garden.

### LOCATION

Set in this popular, established, mainly residential area of Derriford with a number of local services and amenities nearby. The position is convenient for access into the city and close by connections to major routes in other directions.

### ACCOMMODATION

#### GROUND FLOOR

##### PORCH

9'4 x 7'5 (2.84m x 2.26m)

Windows on two sides. Door into:

##### RECEPTION HALL

11'5 x 10'5 overall (3.48m x 3.18m overall)

Staircase rises and turns to the first floor.

##### WC

5'9 x 2'11 (1.75m x 0.89m)

Window to the front. White modern close coupled WC and wash hand basin with cupboard under.

##### LOUNGE

19'4 x 11'10 (5.89m x 3.61m)

Dual aspect with picture windows to the front and rear. Feature fireplace with gas fire. Arch way to:

##### DINING ROOM

11'4 x 8'5 (3.45m x 2.57m)

Picture window overlooking the rear garden.

##### KITCHEN

11'9 x 10'7 (3.58m x 3.23m)

Picture window overlooking the back garden. Modern fitted kitchen with a good range of cupboard and drawer storage set in wall and base units. Roll edge work surfaces and matching upstands. Inset composite one and a half bowl sink unit. Integrated appliances include a Gorenje four ring variable size hob with extractor hood over. Space for other white goods. Panelled part glazed door to:

##### REAR LOBBY

11'10 x 4'6 (3.61m x 1.37m)

PVC double glazed door to the rear garden. Four further doors off to:

##### STORE

5'8 x 5'5 (1.73m x 1.65m)

Window to the rear.

##### UTILITY ROOM

5'10 x 5'8 (1.78m x 1.73m)

Stainless steel sink. Space and plumbing suitable for automatic washing machine. Space for dishwasher.

##### GARAGE ONE

17' x 8'11, in part 10'8 max (5.18m x 2.72m, in part 3.25m max)

Metal up and over door to the front.

## GARAGE TWO

18'1 x 11'5 (5.51m x 3.48m)

Metal up and over door to the front. Two windows to the side.

## FIRST FLOOR

### LANDING

Picture window to the front with far reaching views in a southerly direction.

### BEDROOM ONE

14'3 x 13'6 max (4.34m x 4.11m max)

Picture window to the front with similar long views in a southerly direction. Built in wardrobe/cupboard storage and dressing table.

### BEDROOM TWO

11'10 x 11'1 (3.61m x 3.38m)

Window overlooking the rear garden. Built in storage. Vanity wash hand basin.

### BEDROOM THREE

12'1 x 11'10 (3.68m x 3.61m)

Window overlooking the rear garden. Fitted wardrobe and cupboard housing the Worcester gas fired boiler servicing the central heating and domestic hot water.

## BEDROOM FOUR

8'6 x 7'11 (2.59m x 2.41m)

Window to the front with long views. Bedroom furniture.

## BATHROOM

Patterned obscure glazed window to the rear. Coloured suite with twin grip panelled bath with separate taps and thermostatic shower over. Vanity wash hand basin and WC.

## EXTERNALLY

An entrance opens into a private concrete laid drive providing off street parking for two vehicles, potentially more. Set well back from the street and pavement, elevated slightly above street level. With a long lawned front garden with borders containing a variety of well established bushes and shrubs. An area to the side with side access path leading around to the rear. Here, a low maintenance back garden with attractive wide patio area with borders containing a further variety of herbaceous shrubs, bushes and plants, enclosed by timber overlap fencing and wall boundaries.

## AGENT'S NOTE

Tenure - Freehold.

Plymouth City Council tax - Band E.



## Road Map



## Hybrid Map

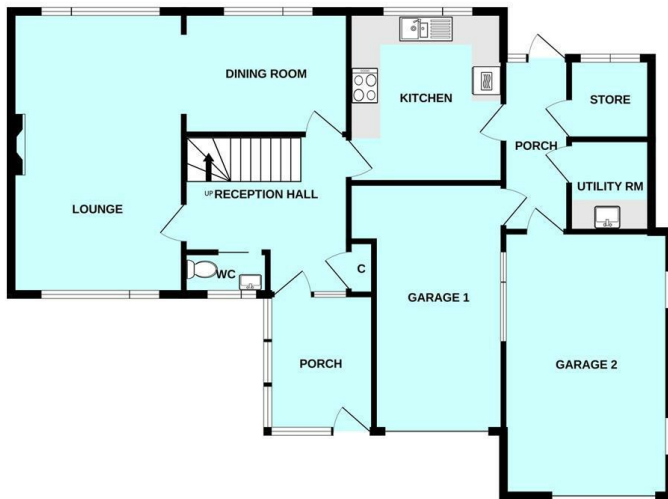


## Terrain Map



## Floor Plan

GROUND FLOOR



1ST FLOOR

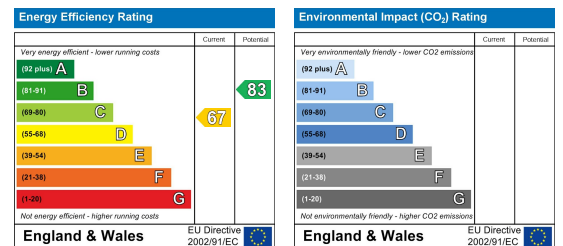


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## Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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