



## 1A Esthwaite Lane

Derriford, Plymouth, PL6 5FQ

Guide Price £800,000

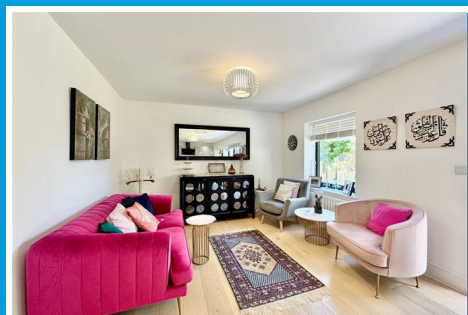




# 1A Esthwaite Lane

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**ESTHWAITE LANE, DERRIFORD, PLYMOUTH, PL6 5FQ**

**GUIDE PRICE £800,000 - £825,000**

## SUMMARY

Individually designed, detached modern house built 2021, largely as new. Enjoying a good degree of privacy with wide patio & south westerly facing enclosed rear garden. Downstairs comprises a spacious reception hall, downstairs wc, generous-sized lounge, 30ft long fitted kitchen/dining room/snug & useful utility room. At first floor level there are 4 double bedrooms, master bedroom with walk-in wardrobe, en-suite & well appointed family bathroom.

## LOCATION

Found in this prime, popular, residential are of Derriford lying within close proximity of Derriford hospital, Derriford Business Park & with convenient access into the city & close by connection to major routes in other directions.

## ACCOMMODATION

### PORCH

2 light points. Front door with double-glazed light & adjoining window into;

### GROUND FLOOR

#### RECEPTION HALL

**16'2 x 8'9 maximum (4.93m x 2.67m maximum)**

Staircase rising to the first floor. Two useful deep storage cupboards.

#### WC

**4'4 x 3'5 (1.32m x 1.04m)**

White suite with wash hand basin & concealed cistern. Vanity wash hand basin with cupboard under.

#### LOUNGE

**20'9 x 11'7 overall (6.32m x 3.53m overall)**

Two windows to the front.

### KITCHEN/DINING ROOM/SNUG

**30'9 x 11'4 overall (9.37m x 3.45m overall)**

Light & airy. Set overlooking the rear garden with 2 windows & central tri-fold doors. Ceiling light-points. Hard wired smoke detector Additional lighting in the kitchen with pendant light points over the breakfast bar & down lighters. Quality fitted integrated kitchen with work surfaces on all sides. Under mounted sink with chrome mixer tap. Quality integrated appliances include AEG 4 ring variable sized hob with an extractor hood over. Dishwasher. AEG oven with AEG combination microwave/oven above. Upright fridge/freezer. Delightful outlook with snug overlooking the rear garden.

### UTILITY ROOM

**7'5 x 6'7 overall (2.26m x 2.01m overall)**

Double-glazed door opening to the drive. Cupboard housing the Vaillant gas fired boiler which services the central heating & domestic hot water. Work surface with matching splash-back, inset stainless steel sink, cupboard under & 2 spaces with plumbing suitable for a washing machine & tumble dryer.

### FIRST FLOOR

#### LANDING

**19'6 x 6'8 overall (5.94m x 2.03m overall)**

Light & hard wired smoke detector. Useful storage cupboard.

#### MASTER BEDROOM

**15'1 x 11'7 (4.60m x 3.53m)**

Picture window enjoying an outlook over the rear garden with long views beyond. Long walk-in wardrobe.

#### WALK-IN WARDROBE

**10'11 x 4'10 (3.33m x 1.47m )**

Fitted shelving & clothes rails. Door to;

#### EN-SUITE SHOWER ROOM

**8'11 x 3'10 (2.72m x 1.17m)**

Velux double-glazed window. Quality white suite with close

coupled wc, vanity wash hand basin with mixer tap & 2 drawers under, mirror over. Double-sized tiled shower with thermostatic control with hand held mixer & overhead douchespray. Chrome ladder radiator.

### BEDROOM TWO

11'9 x 10'2 (3.58m x 3.10m)

Window to the front

### BEDROOM THREE

11'9 x 10'2 (3.58m x 3.10m)

Window to the front.

### BEDROOM FOUR

10'11 x 9'10 (3.33m x 3.00m)

Window to the side.

### FAMILY BATHROOM

10'9 x 5'3 (3.28m x 1.60m)

Velux double-glazed roof light. Quality white suite with wc, vanity wash hand basin with 2 drawers under & mirror over. Panelled bath with mixer tap, hand held shower, quadrant tiled shower with Mira static shower control.

### DOUBLE GARAGE

19'9 x 19'8 (6.02m x 5.99m)

Two remote controlled up & over doors. Lighting & pitched roof. Good potential for extension/conversion.

### EXTERNALLY

An entrance opens into a level paved path leading up to the front door. A path continues around the side to the rear garden. A separate wide entrance opens into the brick paved Herringbone pattern drive providing off street parking for 2 large vehicles comfortably. Space for wheelie bin storage. An OHME electric car charging point. Lawned gardens to the side of the garage & path leading through to the enclosed rear garden.

To the rear of the property a delightful mature garden with wide paved patio next to the property with outside power point with glass & stainless steel detail. Beyond an extensive lawned garden ideal for children to play safely in/Alfresco entertaining. A path along one side, fences to the boundary mainly laid to lawn, a number of trees providing welcome shade on a sunny day.

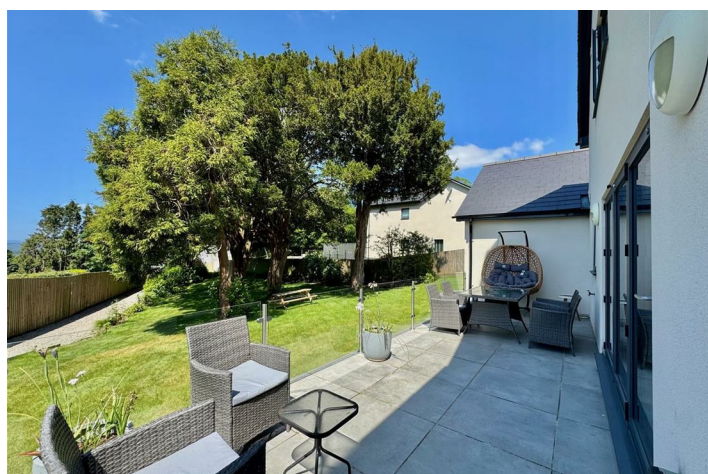
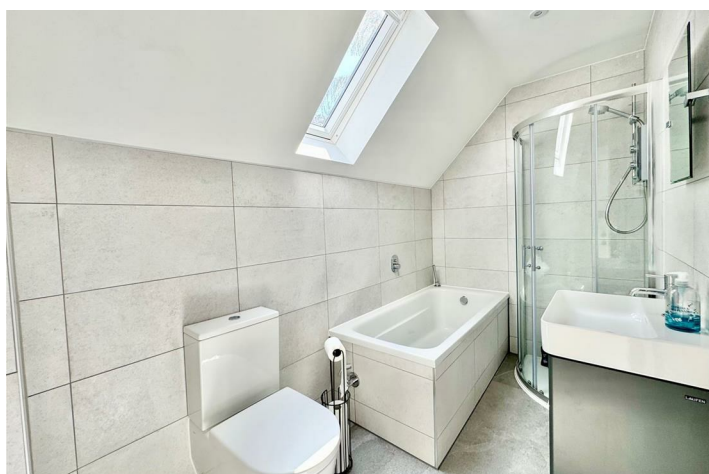
### COUNCIL TAX

Plymouth City Council

Council Tax Band: F

### SERVICES PLYMOUTH

The property is connected to all the mains services: gas, electricity, water and drainage.





Road Map



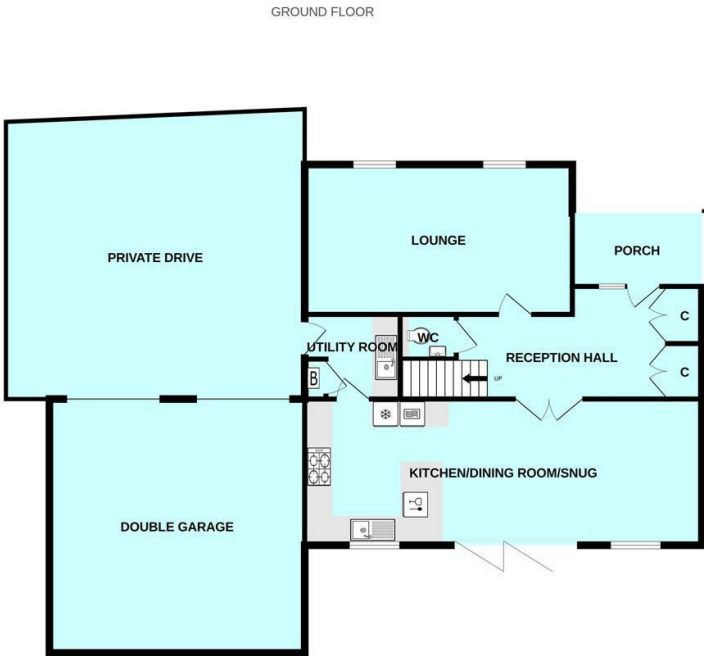
Hybrid Map



Terrain Map



Floor Plan

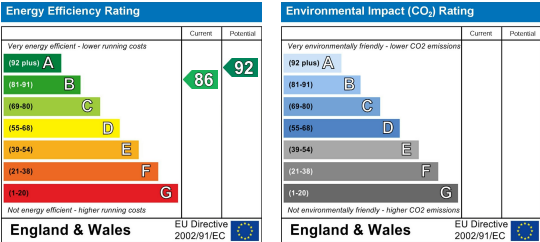


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Viewing

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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