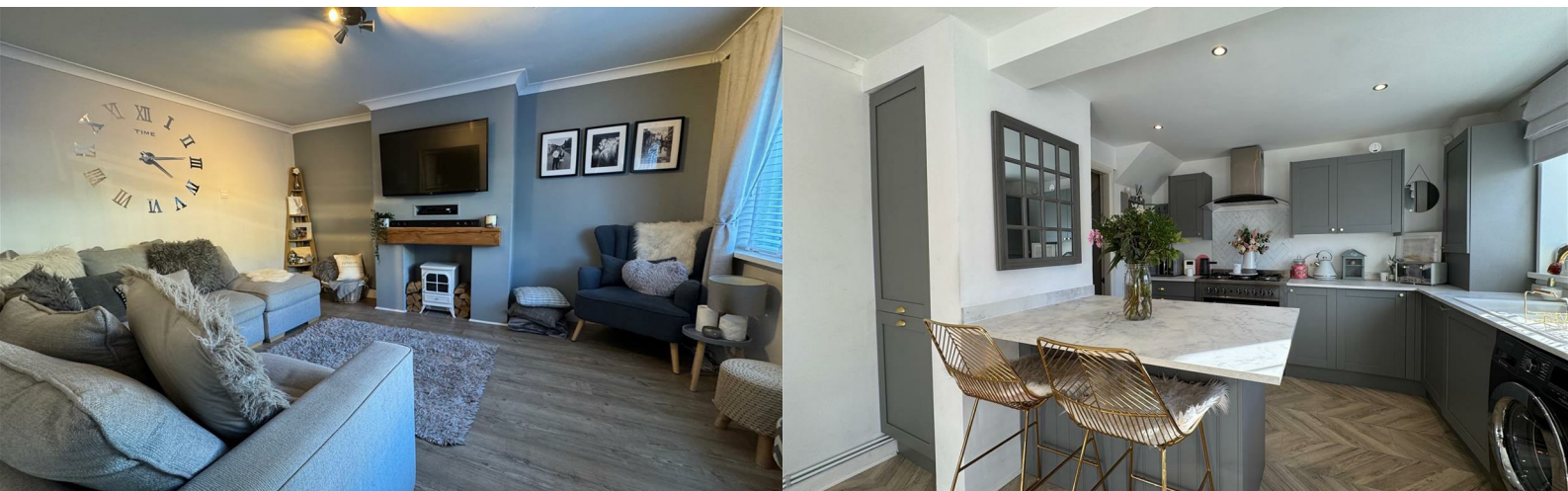




93 Leatfield Drive

Derriford, Plymouth, PL6 5EZ

£260,000



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LEATFIELD DRIVE, DERRIFORD, PLYMOUTH, PL6 5EZ

ACCOMMODATION

Entrance via a uPVC obscured double-glazed door opens into the entrance hall.

ENTRANCE HALL

15'10" x 2'11" widening to 5'10" (4.83m x 0.91m widening to 1.8m)

Doors leading through to the lounge, cloakroom & kitchen. Staircase rises to the first floor landing with under-stairs storage cupboard. Grey wood effect laminate wood flooring.

CLOAKROOM

4'5" x 2'5" (1.36m x 0.76m)

Matching suite of close coupled wc & wall mounted wash hand basin with mosaic tiled splash-back. uPVC obscured double-glazed window to the front. Wood cladding to dado height.

LOUNGE

14'6" x 11'6" (4.43m x 3.52m)

uPVC double-glazed window to the front. Position for an electric fan fire into the chimney breast. Wood mantle inset into the wall with media wall section. Covings. Grey wood effect laminate flooring.

KITCHEN

10'9" x 7'8" (3.29m x 2.36m)

Attractive matching base & wall mounted units to include space for a range cooker with filter hood

above, washing machine & American fridge/freezer.. Wall mounted Worcester boiler concealed in unit. Square edge worktops have inset 1.5 bowl sink unit with gold mixer tap. uPVC double-glazed window to the rear. The room opens with square arch into the dining room.

DINING ROOM

11'11" x 9'4" (3.65m x 2.87m)

Herringbone style laminate wood flooring continues though the kitchen into the dining area. Ample space for a dining table. Fitted storage cupboard. Contemporary white wall mounted upright radiator. uPVC double-glazed French doors open to the south-facing rear garden. Decorative wall cladding to one wall.

FIRST FLOOR LANDING

10'2" x 6'0" (3.11m x 1.85m)

Access hatch to roof void. Doors leading to the bedrooms & bathroom.

BEDROOM ONE

15'7" x 9'8" plus door access (4.77m x 2.96m plus door access)

Decorative wall cladding to one wall. uPVC double-glazed floor to ceiling window to the front. Wood effect laminate flooring.

BEDROOM TWO

11'7" x 10'11" (3.55m x 3.35m)

uPVC double-glazed window to the rear overlooking the garden.

BEDROOM THREE

10'5" x 7'10" (3.19m x 2.41m)

Door to a storage cupboard. uPVC double-glazed window to the front. Ceiling spotlights. Laminate wood flooring.

BATHROOM

7'2" x 5'6" (2.2m x 1.69m)

Attractive matching suite of panelled bath with electric Tritan shower over, pedestal wash hand basin & close coupled wc. Chrome heated towel rail. Obscured uPVC double-glazed window to the rear. Ceiling spotlights. Wood effect vinyl flooring.

OUTSIDE

The property is approached via a paved path which leads down to the front door. The main section of front garden is laid to lawn. The property has the benefit of a garage as part of a block which adjoins to the rear of the garden.

GARDEN

To the rear an enclosed south-facing rear garden

with large ceramic tiled paved patio seating area, providing plenty of space to entertain family & friends on. Steps lead down to the main garden which is laid to lawn with two further decked areas. Boundaries are wood panel fencing.

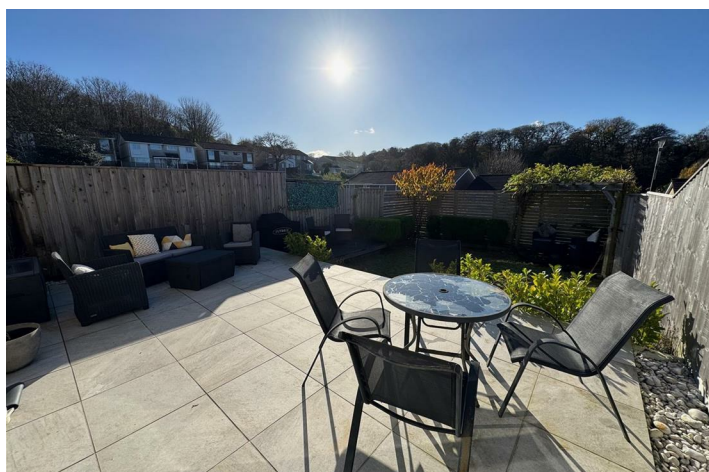
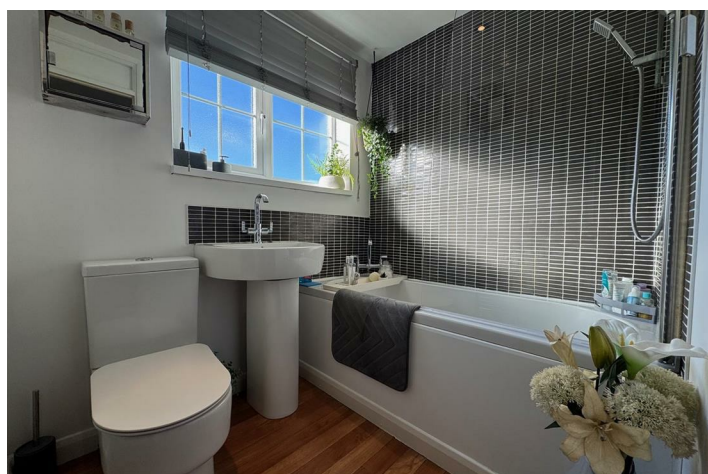
COUNCIL TAX

Plymouth City Council

Council Tax Band: B

SERVICES PLYMOUTH

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



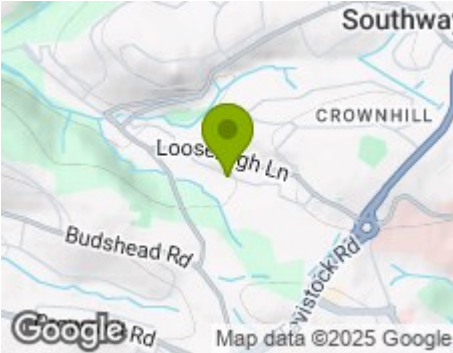
Road Map



Hybrid Map



Terrain Map

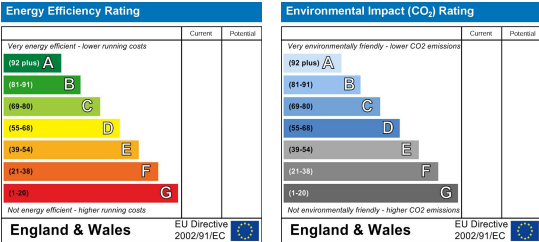


Floor Plan

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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