



146 Leatfield Drive

Derriford, Plymouth, PL6 5EY

£340,000



A spacious semi-detached family home located in a popular residential area in Derriford, Plymouth. The accommodation comprises porch, entrance hall, cloakroom, lounge, dining room, kitchen, lean-to & utility area on the ground floor. There are 4 bedrooms & a family bathroom on the first floor. To the front of the property is a brick paved driveway allowing off-road parking for 1 car to the fore of the single garage with roller door. To the rear is an enclosed rear garden which provides a great space to entertain family & friends in and has a sunny aspect.



LEATFIELD DRIVE, DERRIFORD, PLYMOUTH, PL6 5EY

ACCOMMODATION

Entrance via a uPVC double-glazed door which opens up into the porch.

PORCH 9'6" x 3'4" (2.9 x 1.03)

Two uPVC double-glazed windows to the front. A further uPVC obscured double-glazed door into the covered side passage. A glazed panelled wooden door opens up into the entrance hall. Tiled floor.

ENTRANCE HALL 12'3" narrowing to 3'1" x 9'4" narrowing to 3'1" (3.75 narrowing to 0.95 x 2.86 narrowing to 0.95)

Fitted storage cupboards. Stairs rising to the first floor landing with an under-stairs storage cupboard. Doors opening into the lounge, cloakroom and kitchen.

CLOAKROOM 4'10" x 4'5" max (1.49 x 1.36 max)

Matching suite of close coupled wc with hidden cistern and storage units on either side. Inset wash hand basin into vanity storage cupboard with a tiled splash-back. Wall mounted mirrored medicine cabinet. Obscured uPVC double-glazed window to the side aspect.

LOUNGE 12'9" x 12'2" (3.89 x 3.73)

South facing sunny room, feature fireplace with living flame gas fire, stone hearth and mantle. uPVC double-glazed window to the front. Twin sliding glazed wooden doors opens to the dining room.

DINING ROOM 12'7" x 10'9" (3.85 x 3.3)

Ample space for a dining table. Large sliding uPVC double-glazed patio doors leading out to the rear garden. A further door opens into the kitchen.

KITCHEN 11'5" x 10'9" (3.5 x 3.29)

Matching base and wall mounted units to include integrated twin oven, dishwasher and space for an upright fridge/freezer. Granite worktops with matching up-stands, inset stainless steel sink, mixer tap and 4 ring ceramic hob. uPVC double-glazed window to the rear. Tiled floor. Fitted wine racks. Larder storage cupboard housing the Worcester boiler. uPVC double-glazed door opens to the covered utility room. Side access to the front of the house.

UTILITY ROOM 11'3" x 5'7" (3.43 x 1.71)

Matching base units with inset stainless steel sink and mixer tap. Roll edge laminate work surface with space under for a tumble-dryer, washing machine and upright fridge/freezer. uPVC double-glazed door & windows looking out to the rear garden. Doors to the shed and garage.

SHED 4'10" x 4'9" (1.49 x 1.47)

Light & power available.

GARAGE 16'0" x 7'10" plus entrance area (4.88 x 2.39 plus entrance area)

Electric roller door. Light & power available.

FIRST FLOOR LANDING

Doors leading off to the bedrooms & bathroom. Access hatch to floored loft.

BEDROOM ONE 12'3" x 10'5" (3.75 x 3.18)

Fitted wardrobes running along one wall with mirrored doors. A further door leads to a storage cupboard above the stairwell with hanging rails. uPVC double-glazed window to the front.

BEDROOM TWO 12'3" x 8'5" (3.74 x 2.59)

Two fitted wardrobes with mirrored doors, hanging rail and shelving. uPVC double-glazed window to the front.

BEDROOM THREE 10'10" x 9'4" (3.31 x 2.86)

Fitted wardrobe with overhead storage. uPVC double-glazed window overlooking the rear garden.

BEDROOM FOUR 8'7" x 7'6" (2.64 x 2.3)

uPVC double-glazed window overlooking the rear garden.

BATHROOM 10'9" x 5'9" max (3.29 x 1.77 max)

Matching suite of walk-in shower, close coupled wc with hidden cistern. Vanity storage cupboards with inset wash hand basin. Two obscured uPVC double-glazed windows to the side aspect. Chrome heated towel rail. Part-tiled walls. Ceiling spotlights.

OUTSIDE

The property is approached via a brick paved driveway which provides off-road parking for 1 vehicle. A brick paved path leads to the front door. The hedged front garden is laid to lawn with flower beds and a shrub border.

GARDEN

To the rear a terraced enclosed garden bordered on one side by a fruit patch. Stepping stones across the lawn lead to a good-sized paved sunny patio and a lovely space to entertain.

COUNCIL TAX

Plymouth City Council
Council Tax Band: D

SERVICES PLYMOUTH

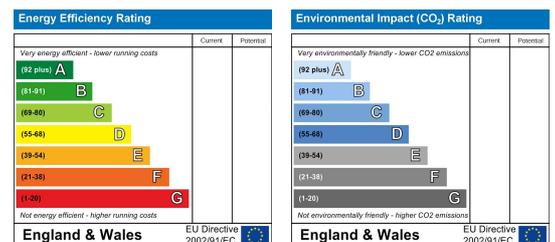
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map



Floor Plans

Energy Efficiency Graph



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