



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 rom. 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.

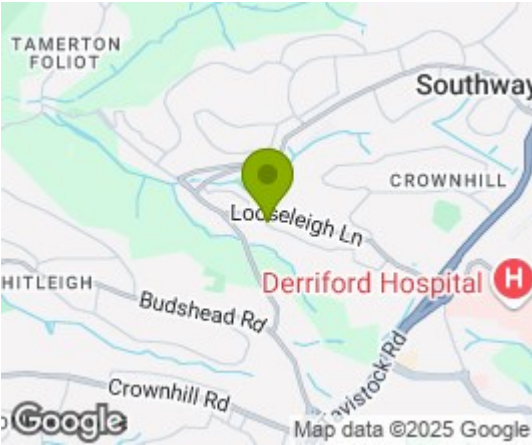
COUNCIL TAX

Plymouth City Council
Council Tax Band: D

SERVICES PLYMOUTH

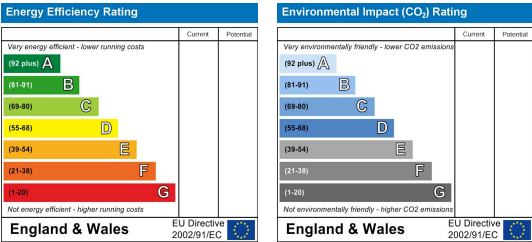
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map



Floor Plans

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.