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4 Franklyns Close

4, Franklyns Close, Plymouth, PL6 5JF



Plymouth City Centre 4.6 miles, Plymouth Train Station 4.2 Miles, Exeter Airport 48 Miles

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A well-presented and generously proportioned bungalow located in the sought-after area of Derriford.

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- Detached bungalow
- 3 Bedrooms
- Family bathroom with bath and separate shower cubicle
- Kitchen with dining area
- Sitting room with fireplace
- Front and rear garden
- Driveway parking with garage
- Freehold
- Council Tax: Band E

Guide Price £475,000

### LOCATION

Located in the sought-after area of Derriford, with convenient access to the city and major transportation routes in all directions. The area of Derriford benefits from proximity to an array of local amenities and services, as well as esteemed institutions such as Derriford Hospital and bustling business parks.

### DESCRIPTION

This detached bungalow was built circa 1960 and offers three double bedrooms, a kitchen that opens onto the dining area, a sitting room, and a driveway that fits multiple cars.

### ACCOMMODATION

Step through the threshold into a spacious entrance hall with parquet flooring, and from here, the first front bedroom is accessed. Going into an inner hall that connects the rest of the rooms, such as the principal bedroom with built-in wardrobes, the second bedroom with its own separate WC, the main bathroom with a separate shower cubicle, and a modern fitted kitchen with an archway that connects to the dining room. Finally, there is the reception, with a fireplace and a dual aspect.

The expansive loft space has generous head height and vast proportions, allowing for the creation of additional bedrooms or versatile living areas, subject to necessary approvals.

### OUTSIDE

Nestled on a generous-sized plot, the property offers a large driveway providing good parking, complemented by a useful garage with a renewed roof covering. The front garden, side access,

and rear garden complete the picture, offering ample space for outdoor relaxation and recreation.

### SERVICES

Mains Electricity & Gas  
Mains Drainage  
Heating: Gas Central Heating  
Council Tax: Band E  
Mobile coverage from O2 & Vodafone at this property, based on the latest data available to Ofcom.

### DIRECTIONS

What3Words - ///animal.feel.habit

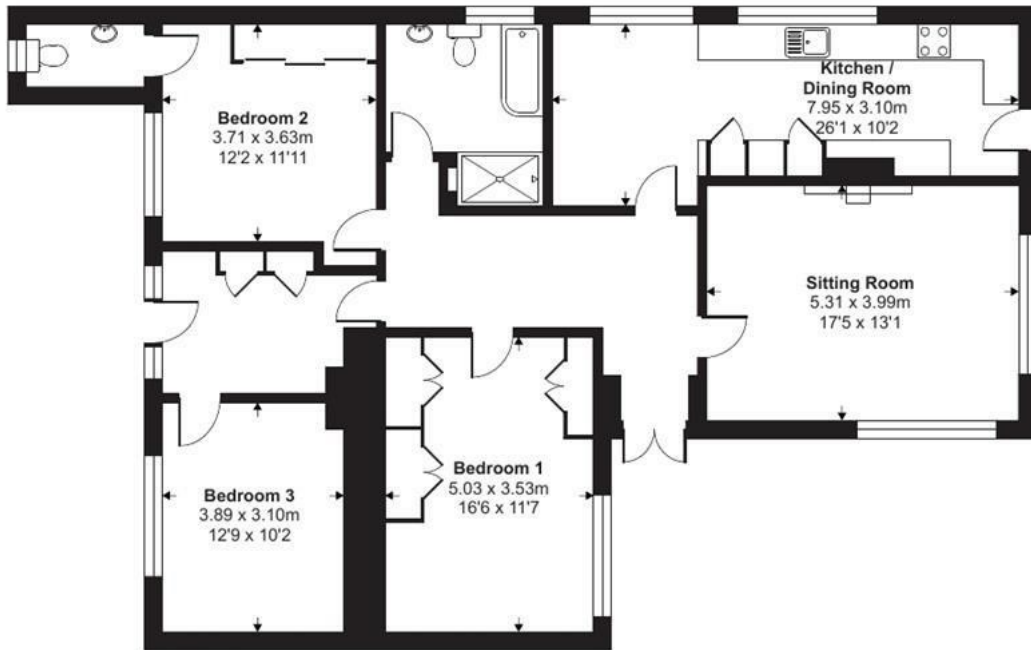
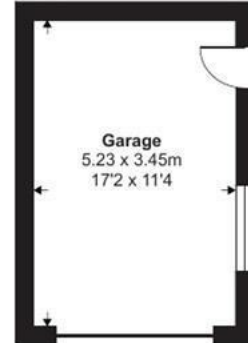
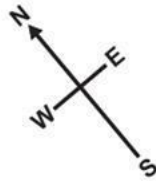


Approximate Area = 1376 sq ft / 127.8 sq m

Garage = 194 sq ft / 18 sq m

Total = 1570 sq ft / 145.8 sq m

For identification only - Not to scale

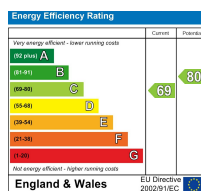


Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1126173

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Plymouth, 3 Longbridge Road, Plymouth, PL6 8LT

01752 223933

plymouth@stags.co.uk

stags.co.uk