

Asking Price £425,000

Welcome to this beautifully refurbished three-bedroom detached bungalow, situated in the highly sought-after location of Looseleigh Lane, Derriford. This stunning property has recently undergone an extensive refurbishment, showcasing a contemporary kitchen breakfast room and a modern shower room. As you enter, you'll find an entrance porch perfect for hanging coats and storing shoes. The spacious and light entrance hall leads to a generous lounge, featuring expansive sliding patio doors that provide a breathtaking view of the garden and direct access to a paved terraced seating area. The modern kitchen/breakfast room is equipped with integral appliances, making it a joy for any home cook. The bungalow offers bright and well-proportioned living accommodation, comprising three bedrooms, a modern fitted shower room, and a separate W.C. One of the standout features of this lovely bungalow is the impressive plot size. The property boasts ample driveway parking and a garage at the front aspect, ensuring convenience and plenty of space for vehicles. To the rear, you will find a large, mature, south-facing garden, perfect for outdoor activities, gardening, or simply enjoying the tranquility of this desirable setting. This property truly offers a wonderful living experience with its modern amenities, generous space, and prime location. Don't miss the opportunity to make this beautifully refurbished bungalow your new home.

Looseleigh Lane, Derriford, PL6 5FX

Accommodation Comprises

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Entrance Porch

Entrance Hall

Lounge 4.8m (15'9") x 3.69m (12'1")

Kitchen/Breakfast Room 6.71m (22'0") x 2.53m (8'4")

Bedroom One 3.73m (12'3") x 3.54m (11'7")

Bedroom Two 3.73m (12'3") x 2.68m (8'10")

Bedroom Three 2.26m (7'5") x 1.78m (5'10")

Separate WC

Shower Room

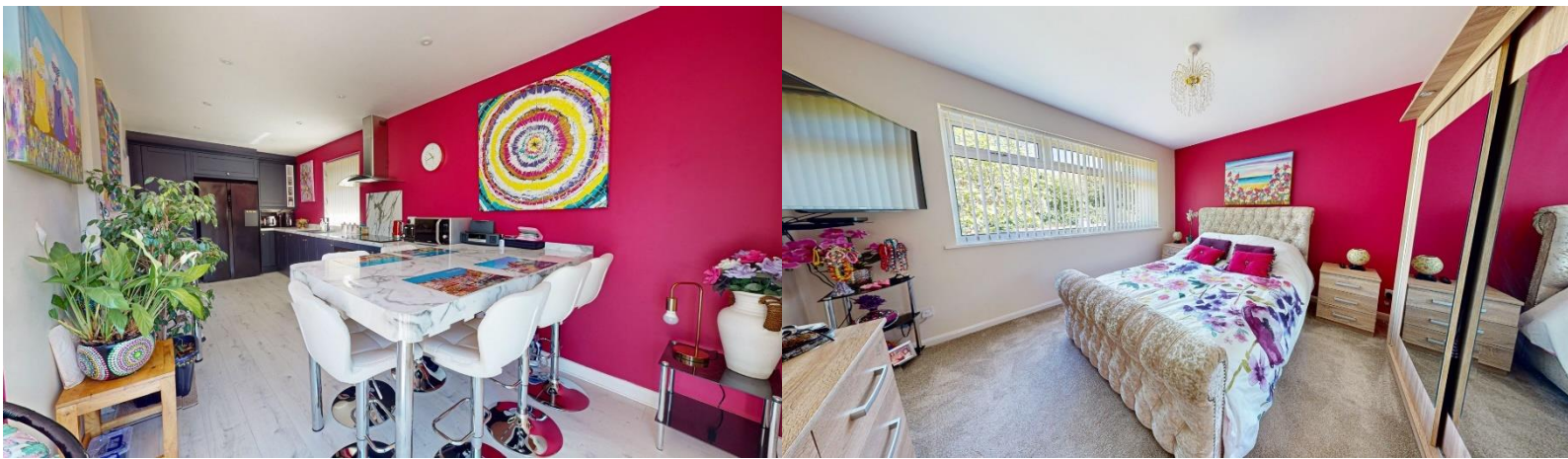
Garage

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier`s privacy and do not make an approach by knocking on the door.







Ground Floor



Energy Efficiency Rating	
Current	Potential
A	85
B	
C	
D	
E	
F	
G	

Very energy efficient - lower running costs
 Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Plan produced using PlanUp.

