



**Falcon**  
fine

01752 600640

**41 Windermere Crescent**

Derriford, Plymouth, PL6 5HX

£500,000





## In Brief

### Simply stunning 4 bed detached family home with fabulous south facing garden

<b>Reception Rooms</b>	Large living room and fabulous conservatory	<b>Parking</b>	Drive and Garage
<b>Bedrooms</b>	4 bedrooms	<b>Council Tax</b>	D
<b>Heating</b>	Gas central heating		
<b>Area</b>	1227 Sq Ft		
<b>Tenure</b>	Freehold		

## Description

Located in this exceptional and highly sought residential area is this beautifully presented and really well modernised 4 bedroomed detached family home. As you approach the house you will see the driveway that runs down to the garage. Off the reception hallway you have a downstairs w/c. The living room is a gorgeous room that looks straight through the conservatory and into the garden. The conservatory is a fabulous addition to this fine home, a really useful and brilliantly sunny room. The kitchen diner is fitted well with a contemporary style range of units with integral dish washer, oven, hob and extractor unit. Off the first floor landing there are 4 bedrooms, three of which have a great southerly aspect to the rear. The bathroom is fitted with a modern contemporary white suite with a mixer shower over the bath. The property comes with gas central heating and upvc double glazing. Outside to the rear the property really does come into it's own! The garden is a fantastic size for all the family to enjoy with trees all around offering perfect privacy and screening, whilst also making a lovely rural feel to the outlook. There is a gorgeous decking area and seating area, plenty of space for the table and chairs and even room for a hot tub! The garden really does set this property apart from many others. A superb family home in every regard.

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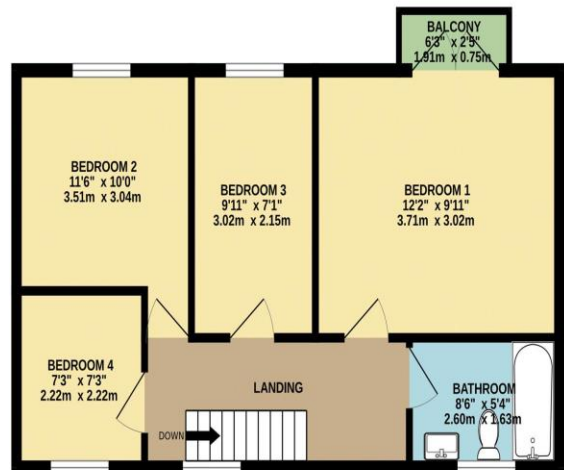
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# Floor Plans

GROUND FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1227 sq.ft. (114.0 sq.m.) approx.  
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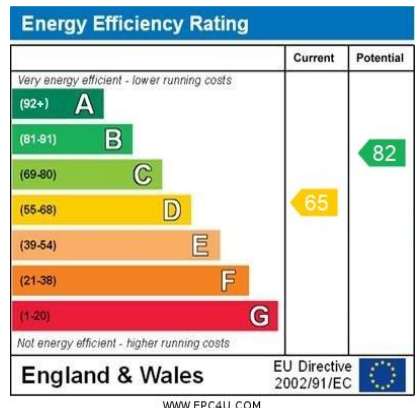
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