



Falcon

01752 600444

34 Leatfield Drive

Derriford, Plymouth, PL6 5HR

Guide Price £260,000 - £270000





In Brief

A really lovely 3 bed semi in fabulous tucked away walkway spot with large garden

Reception Rooms Large living room and kitchen / diner

Bedrooms 3 bedrooms

Heating Gas central heating

Parking Garage in block

Area 991 sq ft

Council Tax C

Tenure Freehold

Description

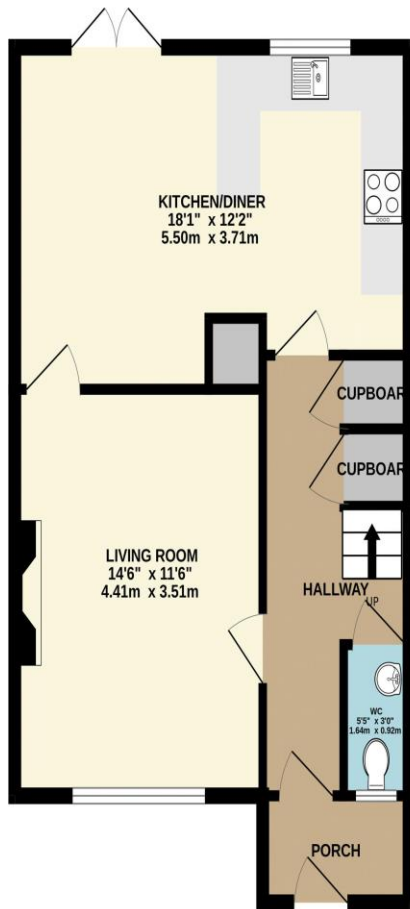
Located in this enviable spot tucked away along this little walkway is this beautifully presented 3 bedroomed semi detached family home. As you approach the house you will see what a great position it sits in, with a really quiet feel. Off the entrance hallway you have a light and bright living room with a lovely outlook to the front. To the rear of the house is a large kitchen / diner which has been fitted with a stylish range of contemporary units with integral oven and hob plus dish washer. This really is the heart to the home with double doors opening out to the rear garden. there is a downstairs w/c.>Off the first floor landing there are three bedrooms and a modern fitted bathroom. The bedrooms to the front have a fabulous open outlook.The property comes with gas central heating (boiler just serviced in june 2024) and upvc double glazing which has been installed within the last 5 years. The current owners have also replaced the kitchen and had the roof comprehensively overhauled whilst also replacing the garage roof and door.The property has a larger than average garden and stands on a really good plot. To the rear there is an area of patio with steps leading up the a large decked seating area, a perfect sun trap! There is also a good sized area of lawn at the side of the house. The property comes with a GARAGE in a block which is a few hundred yards down the road. As you turn into the block of garages the one you are looking for is 3rd from the end in the right hand row (white door).

Need A Mortgage?

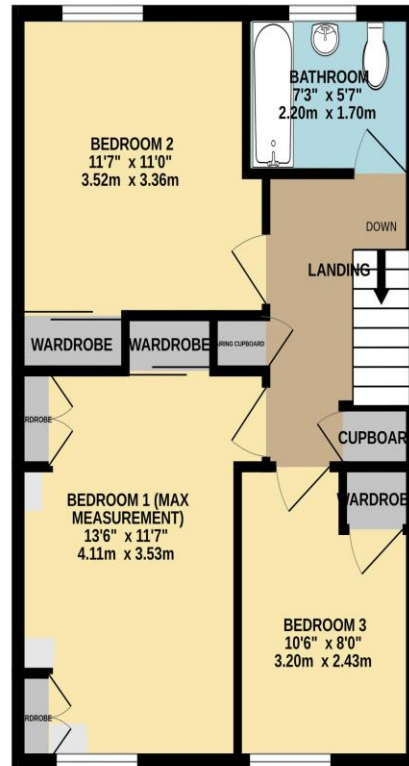
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ours is only £195 paid when you move!**

Floor Plans

GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 991 sq.ft. (92.1 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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