



Falcon

01752 600444

57 Bluebell Street

Derriford, Plymouth, PL6 8EQ

Guide Price £260,000-£270,000





In Brief

Stylish 2017-built family home with private south-facing garden with GARAGE !

Reception Rooms large living room with Kitchen / breakfast room

Bedrooms 3 bedrooms

Heating Gas central heating

Parking Parking space plus GARAGE

Area 724 sq ft

Council Tax C

Tenure Leasehold

Description

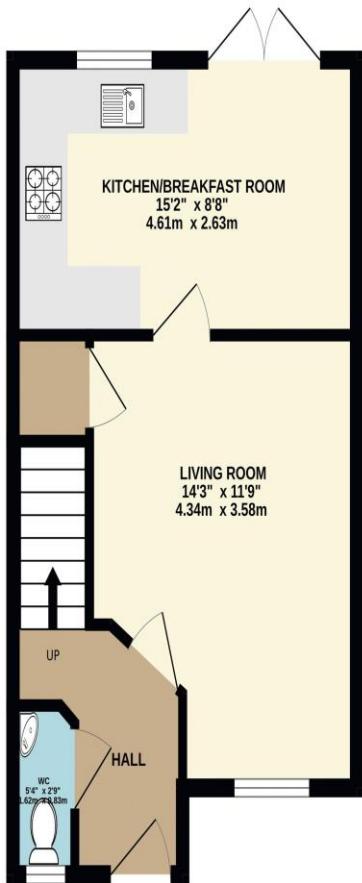
Located in this highly sought-after area is this attractive three-bedroom end-terraced family home, built in 2017 by Persimmon Homes and offering well-presented, modern accommodation throughout that comes with a GARAGE right beside the property! The property is entered via an entrance hallway, which provides access to a convenient downstairs WC and a door leading into a spacious, bright and airy living room. To the rear of the home is a superb kitchen/breakfast room, a wonderfully light and sunny space that fully benefits from its glorious southerly aspect. The kitchen is well fitted with stylish modern units and includes an integral gas hob and electric oven, along with a built-in washing machine, dishwasher and fridge/freezer. Double doors open directly onto the rear garden, allowing natural light to flood the room and creating an excellent space for both everyday living and entertaining. On the first floor, the landing leads to three bedrooms, comprising two doubles and a single. The main bedroom benefits from a good-sized en-suite shower room, while the family bathroom is fitted with an electric shower over the bath. The property further benefits from gas central heating supplied by a regularly serviced boiler, along with uPVC double glazing throughout. Externally, the rear garden is a real highlight, enjoying a direct southerly aspect and offering a lovely private feel as it is not overlooked to the rear. The garden is attractively arranged with a patio area and a lawn, all neatly enclosed by timber fencing—perfect for outdoor relaxation and family use. Beside the property you have a single garage with a parking space in front of that (the garage is beneath the coach house and the nearest one to the property!) Ideally positioned close to Derriford Hospital with easy access into the city centre, the home is also within a short walk of the highly regarded St Matthew's Church of England Primary School. This is a fantastic opportunity to purchase a modern family home in a popular and convenient location.

Need A Mortgage?

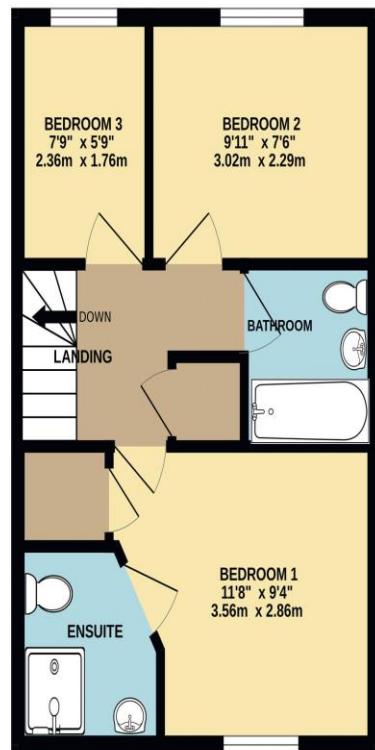
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Floor Plans

GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.3 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		96
(81-91) B		83
(69-80) C		
(55-68) D		
(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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