



336 TAVISTOCK ROAD, DERRIFORD, PLYMOUTH PL6 8AL

£1,000,000

OFFICE ADDRESS: Woolwell Crescent, Plymouth, Devon, PL6 7RB TEL: 01752 791333

An exceptional gated detached residence in one of North Plymouth's most sought-after locations, offering beautifully presented accommodation across three floors, perfectly suited to modern family and multi-generational living.

Set within an exclusive cul-de-sac in the desirable PL6 area, this impressive home occupies a generous plot and is approached via remote-controlled electric gates, opening onto a sweeping driveway with ample parking and access to a detached double garage.

Finished to a high standard throughout, the versatile layout includes a guest bedroom with en-suite, two further double bedrooms, a family bathroom, utility room, and useful storage spaces on the ground floor, creating an ideal area for guests or independent living.

The principal living accommodation is located on the first floor and centres around a superb dual-aspect living/dining room with a feature limestone fireplace and adjoining dining area, ideal for entertaining. The modern kitchen is fitted with integrated appliances and premium Dekton work surfaces, complemented by a breakfast/dining area with direct access to the garden. A convenient cloakroom/WC also serves this floor.

On the second floor, the principal bedroom benefits from an en-suite shower room and a separate cloakroom, alongside two further double bedrooms one is currently used as a dressing room and a contemporary family bathroom.

Externally, landscaped gardens provide attractive lawned and patio areas for outdoor dining and relaxation. A detached summer house with cloakroom offers additional flexible space, a double garage and a separate home gym which was previously a double garage, and features a converted office above.

Conveniently located close to Derriford Hospital, excellent local amenities, and the A38, this substantial family home combines privacy, versatility, and high-quality living in a prestigious North Plymouth setting.

The living accommodation.
Covered entrance porch leads to double doors to.

ENTRANCE HALL

Stairs to first floor, vertical radiators, two built in storage cupboards, doors to all ground floor accommodation.

BEDROOM THREE

PVCu double glazed window to rear, built-in wardrobe, radiator.

BEDROOM FOUR

PVCu double glazed window to side, radiator.

BATHROOM

Matching suite comprising roll top bath with shower attachment, tiled shower cubicle with inset shower, low level w.c, wash hand basin with storage under, heated towel rail, PVCu double glazed frosted window to rear.

UTILITY ROOM

Roll edged worksurfaces incorporating a single drainer sink unit with mixer tap with cupboards and drawers under and matching wall units, plumbing for washing machine, PVCu double glazed door to side.





BEDROOM TWO

PVCu double glazed window to front, built in double wardrobes, radiator, door to.

EN SUITE SHOWER ROOM

Comprising low level w.c, shower area with inset Mira shower, heated towel rail, extractor fan, PVCu double glazed frosted window to side.

FIRST FLOOR

Stairs to top floor, access to.

LOUNGE/DINER

Floor to ceiling PVCu double glazed window to front, living flame effect gas fire with limestone surround mantel and hearth, stairs descend to.

DINING AREA

PVCu double glazed window to rear, radiator, built in storage housing gas boiler which serves domestic hot water and central heating system.

KITCHEN/DINER

Substantial kitchen with Dekton work surfaces incorporating a single drainer sink unit with Quooker hot water mixer tap and waste disposal unit, two built in electric ovens and additional microwave, built in fridge and freezer, built in dishwasher, island unit with Dekton worksurface, incorporating a four ring induction hob with storage under, built in Miele fridge with adjacent glass fronted storage cabinets, porcelain tiled floor, PVCu double glazed window to rear and side, PVCu double glazed door to rear.

TOP FLOOR

Doors to all top floor accommodation, PVCu double glazed windows to rear and side, radiator, built in storage cupboard.

BEDROOM ONE

PVCu double glazed bay window and two further double glazed windows, radiator, door to.

EN SUITE SHOWER ROOM

Comprising tiled double shower cubicle with inset rain head shower, two wash hand basins with storage cupboards under, fully tiled walls, heated towel rail, PVCu double glazed frosted window.

SEPERATE W.C

Comprising low level w.c, with built in wash hand basin, radiator, extractor fan.

BEDROOM FIVE

PVCu double glazed window to rear, radiator, built in storage cupboard.

DRESSING ROOM/BEDROOM SIX

A range of built in shelving and drawers, radiator, PVCu double glazed windows to front and rear.

SHOWER ROOM

Comprising double shower cubicle with inset rain head shower, low level w.c, wash hand basin with storage under, PVCu double glazed frosted window.





EXTERNALLY

Property is approached via remote control electric double gates leading to a sweeping driveway giving access to lawned, decked and patio areas offering a good degree of privacy enclosed by fenced boundaries. There are several outbuildings which include a gym/office.

GYM

Approached via PVCu double glazed sliding doors, rubber mat flooring. Office which is directly above, two Velux windows, wash hand basin with storage under, access to.

CLOAKROOM

Comprising low level w.c.

SIUMMER HOUSE/BAR

Large bar with storage under and built-in fridge access to.

W.C

Low level w.c, pedestal wash hand basin, PVCu double double glazed frosted window to side.

DOUBLE GARAGE

Metal roll up door, power and light connected.

SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

By appointment with LAWSON.

OUTGOINGS

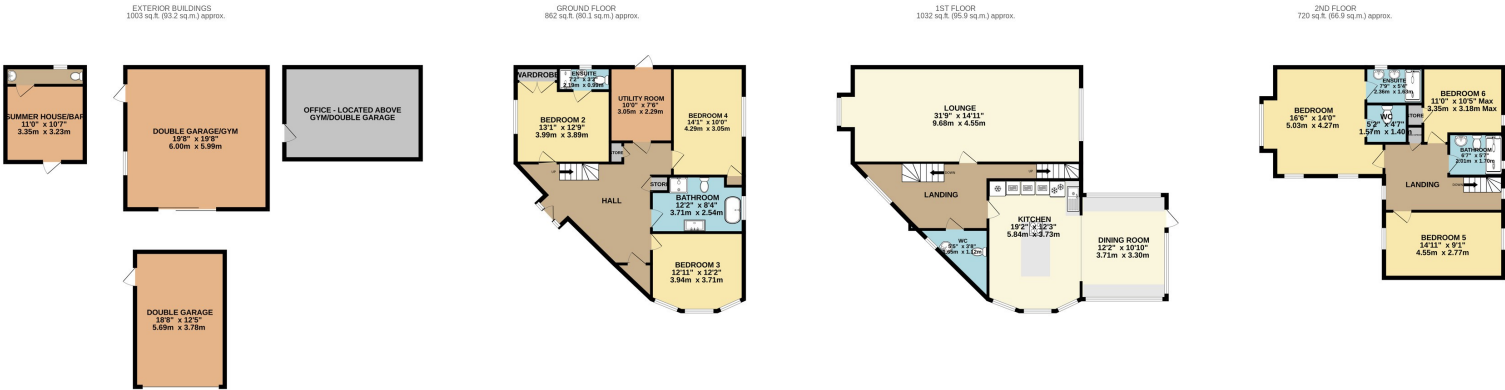
We understand the property is in band 'F' for council tax purposes and the amount payable for the year 2026/2027 is £3527.12(by Internet enquiry with West Devon Borough Council. An estate management charge of £180 per annum. These details are subject to change.

STRICTLY BY APPOINTMENT ONLY

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2022

Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a pro-



TOTAL FLOOR AREA : 3617 sq.ft. (336.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Made with Metropix ©2026

