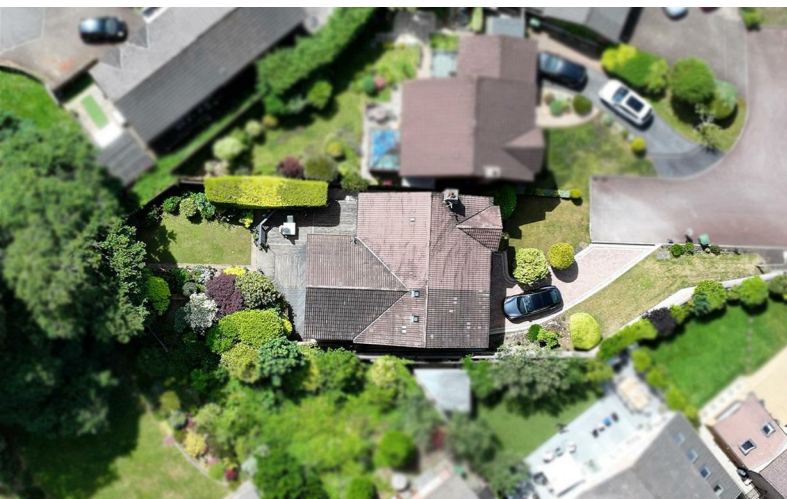




27 Warleigh Crescent

Derriford, Plymouth, PL6 5BS

£625,000



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WARLEIGH CRESCENT, DERRIFORD, PLYMOUTH, PL6 5BS

SUMMARY

Situated in a tucked-away position at the end of a quiet cul-de-sac, this exceptionally well-presented & substantially extended detached family home has been lovingly owned by the current owners for approximately 25 years & has undergone extensive upgrading & remodelling to an impressive standard throughout.

The property benefits from a substantial 2 storey extension & a thoughtfully redesigned layout, creating a spacious & versatile home ideally suited to modern family living. Finished to a high-quality specification, the accommodation offers a blend of comfort, practicality & flexibility, with well-proportioned living spaces that can adapt to a variety of lifestyle requirements.

Throughout the home, careful attention has been paid to both presentation & finish, with quality fixtures, fittings & contemporary styling evident in every room. The result is a welcoming & comfortable family residence. Major works have included the double storey extension & remodelling of the layout, upgrading of all bathroom suites & an impressive quality fitted kitchen. The laying of a new herringbone pattern drive & pathways. A beautifully landscaped rear garden.

LOCATION

Occupying a desirable position within this popular Derriford location, the property enjoys a sense of privacy while remaining conveniently placed for local amenities, schools, transport links & nearby healthcare & business facilities. These include Derriford Hospital, the college of St. Mark and St. John & Derriford business parks. A rare opportunity to acquire a comprehensively improved & extended detached home in a sought-after residential setting.

ACCOMMODATION

FRONT PORCH

6' x 2'6 (1.83m x 0.76m)

RECEPTION HALL

18'10 x 8'6 (5.74m x 2.59m)

Staircase rises to the first floor. Under-stair storage cupboard.

WC

4'10 x 4'9 (1.47m x 1.45m)

Quality suite with wc & wash-hand basin.

MUSIC ROOM

12' x 10'9 maximum (3.66m x 3.28m maximum)

Insulated for noise suppression.

SITTING/DINING ROOM

21'3 x 20'5 (6.48m x 6.22m)

Window to the side. Folding door overlooking & opening into the rear garden.

KITCHEN/BREAKFAST ROOM

17'5 x 10'9 (5.31m x 3.28m)

Bi-fold door, overlooking & opening to the rear garden. Quality fitted & integrated kitchen from Wren Kitchens. Granite work surfaces & up-stand. Under-floor heating in part. Breakfast bar. Integrated appliances include Bosch dishwasher, Franke under-mounted stainless steel sink with mixer tap, Bosch 4 ring gas hob with extractor hood over & Bosch oven under.

GARAGE

18' x 11'10 (5.49m x 3.61m)

Remote controlled roll-up door to the front. Pedestrian door to the side. Wall-mounted Worcester gas-fired boiler servicing central heating & domestic hot water. Plumbing laid on for automatic washing machine.

FIRST FLOOR

LANDING

Two light tunnels providing natural light. Large airing cupboard housing a hot water tank.

MASTER BEDROOM

13'5 x 11'7 (4.09m x 3.53m)

Built-in cupboard/wardrobe storage to 1 side. Door to:

EN-SUITE SHOWER ROOM

8'1 x 5'4 (2.46m x 1.63m)

Quality suite with shower, wc & wash-hand basin.

BEDROOM TWO

20'10 x 7'6 maximum (6.35m x 2.18m maximum)

Window overlooking the rear garden. Run of built-in wardrobes.

BEDROOM THREE

19'8 x 12'7 maximum (5.99m x 3.84m maximum)

Window overlooking the rear garden. Built-in wardrobes.

BEDROOM FOUR

14'2 x 10'5 maximum (4.32m x 3.18m maximum)

Built-in wardrobe, cupboard & drawer storage. Door to:

EN-SUITE SHOWER ROOM

7'8 x 4'5 (2.34m x 1.35m)

Window to the side. Quality suite with shower, wc & wash-hand basin.

STUDY/BEDROOM FIVE

8'8 x 9'1 maximum (2.64m x 2.77m maximum)

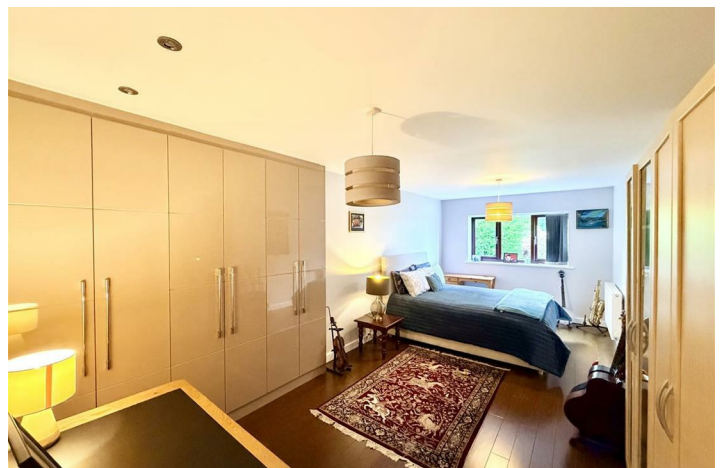
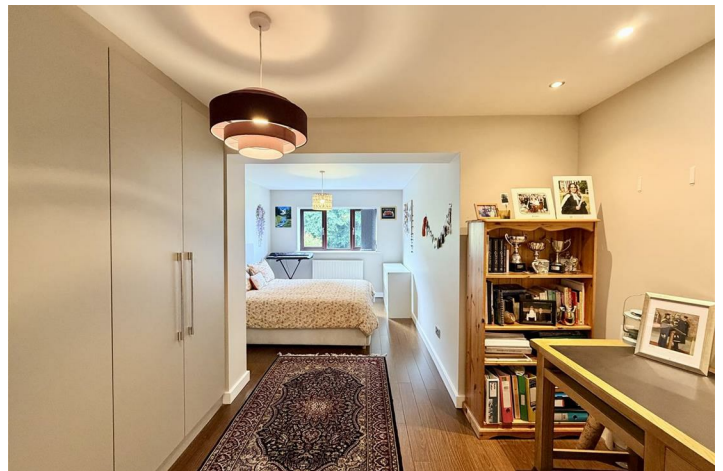
FAMILY BATHROOM

10'5 x 10'8 maximum (3.18m x 3.25m maximum)

Window to the rear. Quality suites with bath, incorporating corner set mixer tap & shower attachment. Wall-hung wc. Wash-hand basin.

EXTERNALLY

Herringbone pattern, double length drive gives access to the integral garage. A lawned front garden & with rockery border. A side access, brick paved path with electric car charging point. Leading past the garage & to the rear. Here, a delightful, enclosed back garden with a wide decked patio, ideal for alfresco dining out. Power point. Lighting. Outside water tap. Mature garden is part-lawned. Wide well-stocked borders containing profusion of specimen bushes, shrubs and plants.



Road Map



Hybrid Map



Terrain Map



Floor Plan

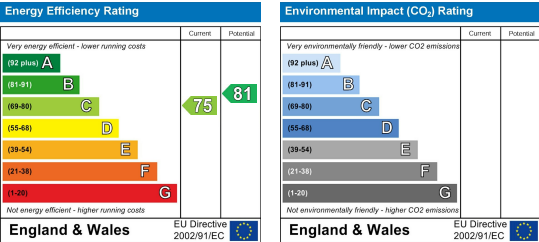


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Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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