



Blunts Lane, Derriford, Plymouth, Devon, PL6 8BE

Plymouth

Guide Price
£600,000

Bedrooms: 5 | Bathrooms: 3 | Receptions: 4

A unique opportunity to purchase a property that has the setting of a country home, yet remains within the city boundaries and lies just a short drive or walk from Derriford Hospital and the Science Park. This spacious and adaptable home offers generous living and bedroom space with over 2200sqft of internal space and features a splendid south-westerly facing garden which gently runs down to the protected woodland of Bircham Valley Nature Reserve.

On entering the property, you are greeted by a generous Reception Hallway with Oak staircase leading up to the first floor, double doors open to the living areas and to the side is the Cloakroom/WC where you will find plenty of room for shoe and coat storage. The Lounge features a vaulted ceiling over the beautiful galleried landing, and with sliding doors opening directly to the garden there is an abundance of light flooding into the home.

Adjoining the open plan lounge is the Dining area on one side and a large study/playroom the other side. The entire space is fitted with high quality Karndean flooring and high quality sliding windows opening directly on to the beautiful, wide, porcelain patio. The Study provides a great setting for a large home office or playroom but also has the potential to be used as a 5th bedroom if needed.

The high specification Kitchen-Breakfast Room hosts a range of fitted cabinets finished with Beech door fronts, complemented by a generous central island and all finished with quartz worktops. There are a number of integrated units including a dishwasher, tumble dryer and small fridge with space for a washing machine, plus a traditional alcove effect for the range style oven. With two windows to the front overlooking the front garden, the room is finished with slate tiled flooring.

On the first floor, a long gallery landing extends to all four bedrooms and the family bathroom. Light floods in through the two large electrically operated Velux windows to its westerly aspect and you feel surrounded by an exceptional amount of space. All of the four bedrooms are generous double rooms, the Master Bedroom features an Ensuite Bathroom and fitted wardrobes, with Bedroom 2 having the advantage of a private Ensuite Shower Room. The Family Bathroom features a fitted bathroom suite which includes a large separate shower cubicle.

Both the front and rear grounds of the property are extensive. You enter the development via a herringbone paved drive which leads to the private driveway where there is ample parking for 3/4 cars and a large front lawn. The communal grounds to the front feature a well stocked border abundant with flowering shrubs and small trees, with the original Kitchen Garden perimeter wall behind from the original estate. Access can be gained to the rear garden via a pathway at the side of the property.

The sunny rear garden has been cleverly landscaped and enjoys the most remarkable open views across the wooded valley. A lawn runs down to the edge of the nature reserve, where you will find a gateway opening directly into the woodland. Deep borders to the side of lawn have been planted with a range of shrubs, perennial and spring-flowering bulbs bringing colour and a changing outlook throughout the year, and an extensive porcelain tiled terrace runs across the entire width of the property providing plenty of room for your outdoor furniture and entertaining. Also within the garden is an attractive and rare 'Plymouth Pear Tree' and a timber storage/potting shed for your garden equipment.

This stunning home is now available for viewings through Keane & Parker. Fitted with Gas Central Heating via a Bosch Worcester Boiler, and having double glazing, it holds an EPC rating of 76C and is registered in Council Tax Band F.







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