



4 Drakes Close, Derriford, Plymouth
Plymouth

£320,000

Lawson are delighted to market this much-loved, beautifully appointed, semi-detached family home in a convenient location, just a short walk from all amenities, and transport links. The property benefits from well-tended accommodation arranged over two floors, comprising; a PVCu double-glazed front door leading into an entrance hall, with a doorway into the sitting room; window to the front elevation, moulded ceiling, contemporary radiator and a doorway opening into the extended kitchen/dining room; fitted with a matching range of base and eye level storage cupboards with stone effect work surfaces, an electric Hotpoint four burner hob, filter canopy, stainless steel splashback and tiles, electric oven and dishwasher, a one and a half bowl stainless steel sink drainer unit with mixer tap and a window to the rear elevation. Tiled flooring, bi-folding doors, and Velux windows, space for an American fridge/freezer and spotlights. A doorway leads to a utility with a wall mounted Worcester combination boiler, plumbing for a washing machine, and space for a tumble dryer, shelving, wood effect flooring, and a doorway to the cloakroom; with a low-level WC, pedestal wash hand basin, and extractor fan.

From the sitting room folding doors lead to the hallway; with carpeted stairs to the first floor landing and understairs storage. A doorway leads to bedroom one, which is a spacious double with a window to the front elevation wood effect flooring. Bedroom two, further double has a window to the rear with wood effect flooring. Bedroom three, a small double has a window to the rear. Bedroom four, a large single has a window to the front elevation with wood effect flooring. The landing has a pull down loft access and a large storage cupboard with slatted shelving.

Externally, there is a driveway providing parking for two vehicles, an enclosed front garden with a brick wall and side access to the rear garden. The garage with power and light connected and up and over door. The rear garden is attractively terraced with a flagged patio and steps leading up to a lawn and productive vegetable garden. It's fully fenced enclosed. And it has an outside tap stop. The property has the benefit of PVC double glazing, gas fired central heating, and owned solar panels, providing an income of approximately £700 per annum.

DERRIFORD

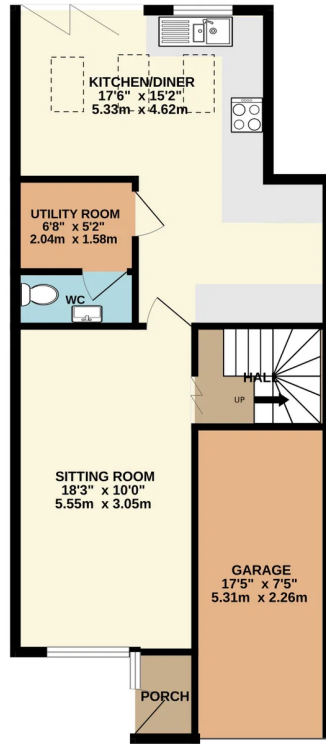
Derriford is well placed for all local amenities and is approximately four miles north of Plymouth city centre. Derriford is an established residential area offering a variety of local services, amenities and restaurants lying within close proximity of Derriford Hospital, Derriford Business Park and The University of St Mark and St John. Boasting convenient access to major routes in all directions including the centre and north towards Dartmoor and Tavistock providing a variety of recreational activities.

UTILITIES

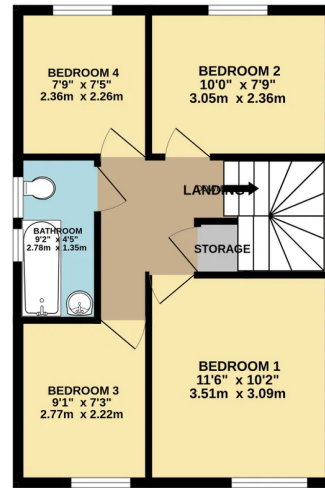
Mains water, gas, electricity and mains drainage, mobile coverage xxx, broadband connection xxx.



GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 1107 sq.ft. (102.9 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 Metroplan 12/2025

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage xxx, broadband connection xxx.

OUTGOINGS PLYMOUTH

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2026/2027 is £2170.53 (by internet enquiry with Plymouth City Council). These details are subject to change.

SERVICES

Service charge information, ground rent, and any associated leasehold costs have been provided to us by the seller and are believed to be accurate at the time of marketing. However, these figures have not been verified by us and should be confirmed by your solicitor during the conveyancing process before exchange of contracts.

ACCOMMODATION

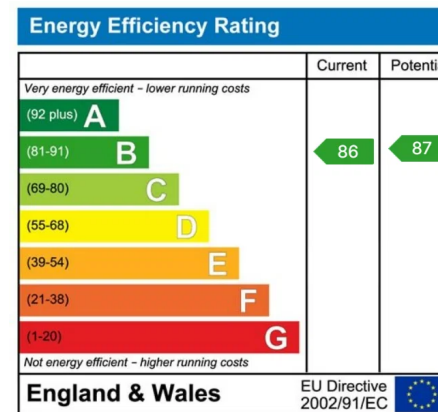
Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

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 2023.

BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete. 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 prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.





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