

LAWSON
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124 LOOSELEIGH LANE, DERRIFORD, PLYMOUTH, PL6 5JD

£680,000

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FULL DESCRIPTION

An eye-catching 1960s-built detached residence occupying a generous, level, south-facing plot, situated in this highly sought-after residential location and offering easy access to local amenities including Derriford hospital & business park. The living accommodation, which is beautifully presented throughout in tasteful and neutral colours, is arranged over two levels and comprises an entrance porch, entrance hall, large lounge/diner, conservatory, modern fitted kitchen/breakfast room, utility room, study, cloakroom, and bedroom five on the ground floor.

On the first floor, the galleried landing leads to a family bathroom and four further bedrooms; bedroom one benefits from an en-suite shower room.

Externally, the property is set within a generous and level plot. To the front, there is a driveway providing parking for four cars, leading to the garage, and to the rear there is a level, lawned, south-facing garden.

The property also benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this wonderful family home.

LIVING ACCOMMODATION

Approached through a part-glazed wooden front door to:

ENTRANCE PORCH

Tiled floor and door to:

ENTRANCE HALL

Stairs to the first floor, understairs storage cupboard, radiator, and doors to all ground floor accommodation.

LOUNGE/DINER

PVCu double-glazed bay window overlooking the rear garden, two further PVCu double-glazed windows to the sides, built-in storage cupboards and drawers, living flame-effect electric fire with polished stone surround, mantel and hearth, radiator, and double doors to:

CONSERVATORY

PVCu double-glazed conservatory with French doors leading to the rear garden, radiator, and tiled floor.

KITCHEN/BREAKFAST ROOM

Roll-edge work surfaces with cupboards and drawers under and matching wall units, single drainer one-and-a-half bowl stainless steel sink unit with mixer tap, breakfast bar with glass-fronted display cabinets and built-in lighting, built-in Belling range oven with five-ring gas hob and extractor hood over, built-in dishwasher and microwave, PVCu double-glazed windows to the front and rear, and access to:

UTILITY ROOM

Roll-edge work surfaces incorporating a single drainer one-and-a-half bowl stainless steel sink unit with mixer tap, cupboards under with matching wall units, plumbing for a washing machine, space for a tumble dryer, PVCu double-glazed door and window to the rear, and a door to the garage.



STUDY

PVCu double-glazed window to the front and radiator.

BEDROOM FIVE

PVCu double-glazed window to the side and radiator.

FIRST FLOOR

Galleried landing with access to the loft and doors to all first-floor accommodation.

BEDROOM ONE

PVCu double-glazed window to the rear, built-in eaves storage, built-in wardrobes, radiator, and door to:

EN-SUITE SHOWER ROOM

Comprising a tiled shower cubicle with inset rain head shower, low-level WC, wash hand basin with storage under, further built-in storage, extractor fan, heated towel rail, and PVCu double-glazed window to the rear.

BEDROOM TWO

PVCu double-glazed window to the front, built-in wardrobes with mirrored doors, and radiator.

BEDROOM THREE

PVCu double-glazed window to the side, radiator, and built-in storage.

BEDROOM FOUR

PVCu double-glazed window to the rear enjoying far-reaching views and radiator.

BATHROOM

Matching suite comprising a bath with tiled surround, low-level WC, wash hand basin, tiled shower cubicle with inset shower, built-in storage, heated towel rail, and Velux windows to both sides.

GARAGE

Two up-and-over doors (one electric), with power and light connected, built-in storage cupboard, and access to:

BOILER ROOM

Wall-mounted gas boiler serving domestic hot water and the central heating system, hot water cylinder, PVCu double-glazed window, and door to the rear garden.

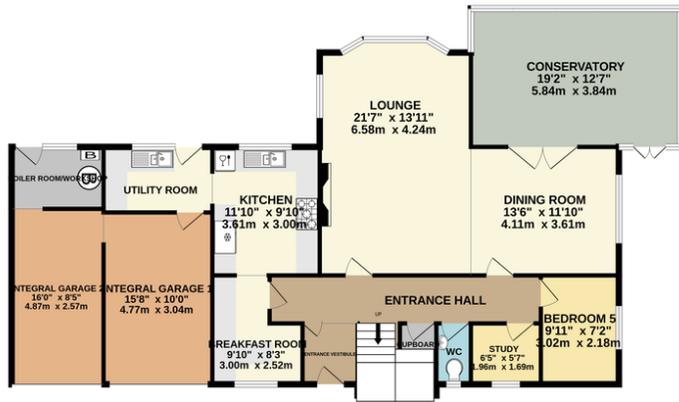
EXTERNALLY

To the front of the property there is a herringbone driveway providing parking for approximately three to four cars and leading to the garage. Side access leads to the rear garden. The rear garden features a raised patio area leading to a level, south-facing lawned garden with a host of established plants and shrubs, and a timber shed to remain. The garden is enclosed by fenced boundaries.

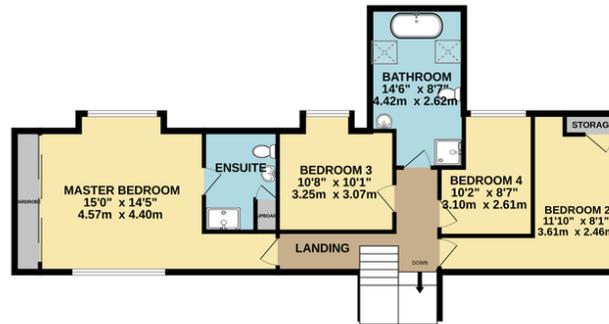




GROUND FLOOR
1577 sq.ft. (146.5 sq.m.) approx.



1ST FLOOR
884 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA : 2461 sq.ft. (228.7 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.
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SERVICES

Mains water, gas, electricity and mains drainage. mobile coverage likely, broadband connection is ADSL, FTTC and FTTP available.

VIEWINGS

By appointment with LAWSON.

OUTGOINGS

We understand the property is in band 'F' for council tax purposes and the amount payable for the year 2024/2025 is £3,358.94 (by internet enquiry with Plymouth City Council).

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 2024

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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). 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		82
(69-80) C	73	
(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	

