



mansbridgebalment

17 Powisland Drive, Derriford
£875,000

17 Powisland Drive

Derriford, Plymouth

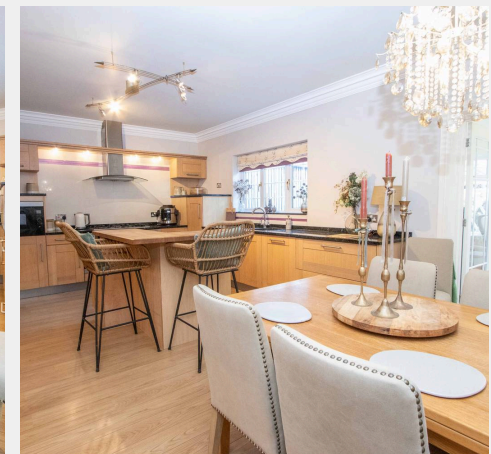
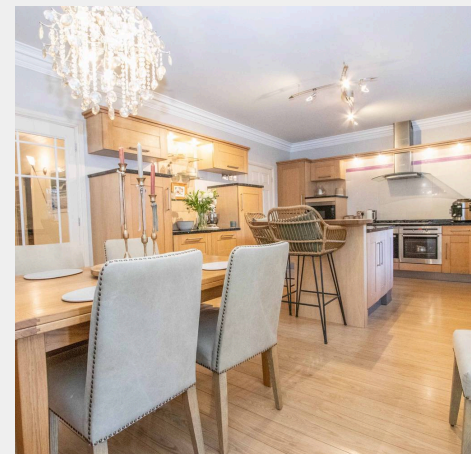
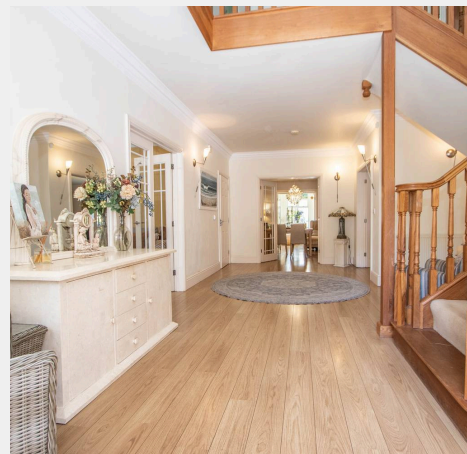
A substantial, executive style detached residence on a level plot in this much sought after location, a short walk from Derriford Hospital. Detached DOUBLE GARAGE, Study, snug, sun room, Impressive MASTER SUITE WITH DRESSING ROOM, four further double bedrooms, beautifully maintained throughout. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- A substantial executive style home built in 2002
- Level plot with detached double garage and block paved driveway
- Four reception rooms
- Utility room
- Impressive master bedroom suite with dressing room
- Four further double bedrooms (guest en suite)
- Short walk from Derriford Hospital





17 Powisland Drive

Derriford, Plymouth

A beautifully presented detached family residence, occupying a level plot within this highly sought-after residential location, conveniently positioned within easy walking distance of Derriford Hospital, Plymouth Marjon University and The Devonshire Health & Racquet Club. Constructed in 2002 to an exacting specification, this substantial home offers spacious, versatile and well-balanced accommodation arranged over two floors featuring high quality flooring, high ceilings and decorative cornicing throughout.

The welcoming reception hall is a particularly impressive feature, creating a grand first impression and providing access to all the principal ground floor accommodation, comprising a cloakroom, study, formal dining room/snug, spacious living room, well-appointed kitchen/breakfast room, utility room and a delightful sun room overlooking the rear garden.

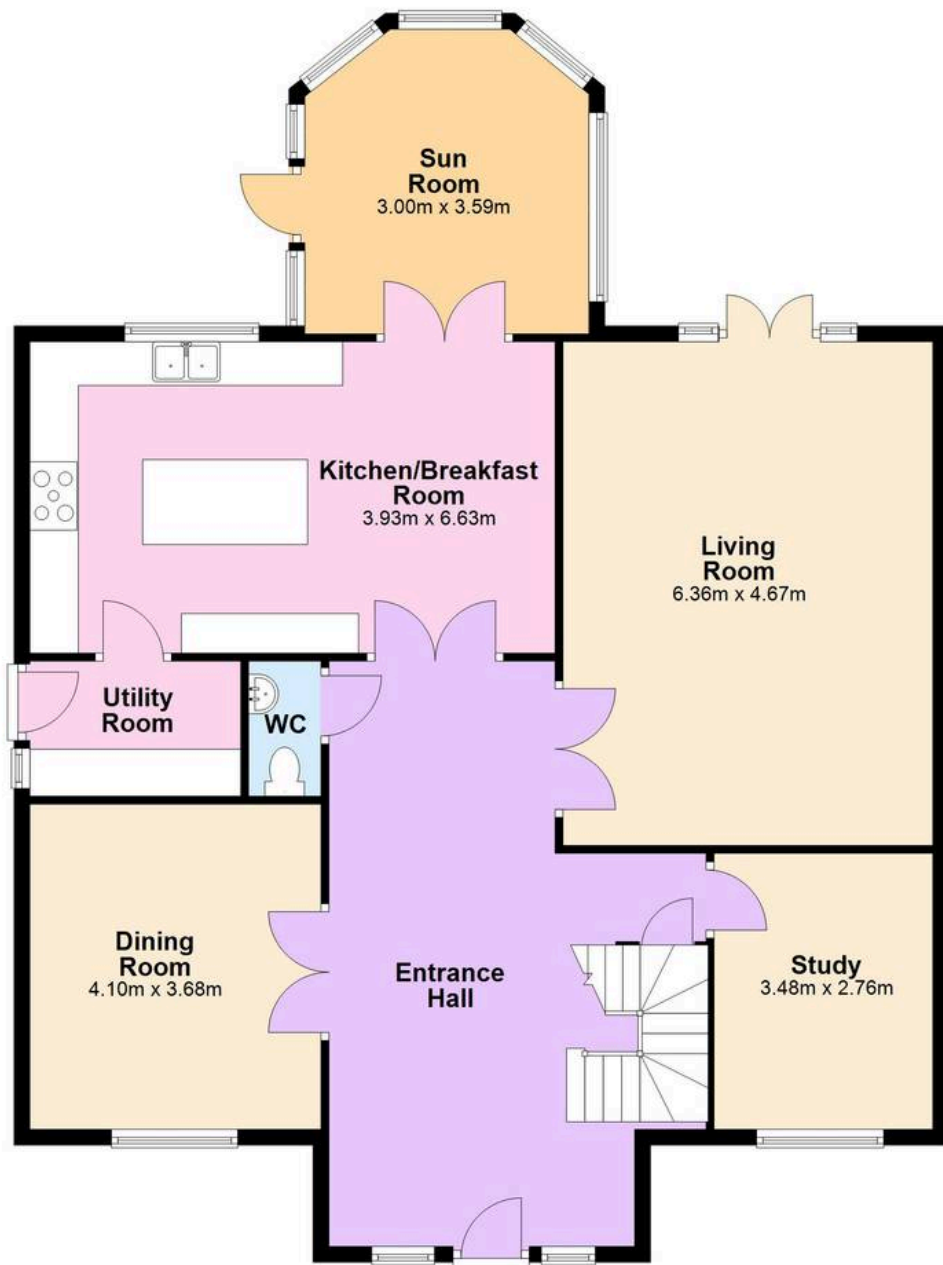


To the first floor, a striking galleried landing leads to five well-proportioned double bedrooms and the family bathroom. The principal bedroom suite is a standout feature of the home, offering an impressive level of space together with a luxurious en-suite bathroom and dressing room fitted with built-in wardrobes. Bedroom two also benefits from its own en-suite shower room, providing excellent guest or teenager accommodation. The property further benefits from PVCu double glazing and gas-fired central heating throughout.

Externally, the property enjoys a generous frontage with ample off-road parking leading to a detached double garage with electric up-and-over door. Side access is available on both sides of the property, leading to the rear garden.

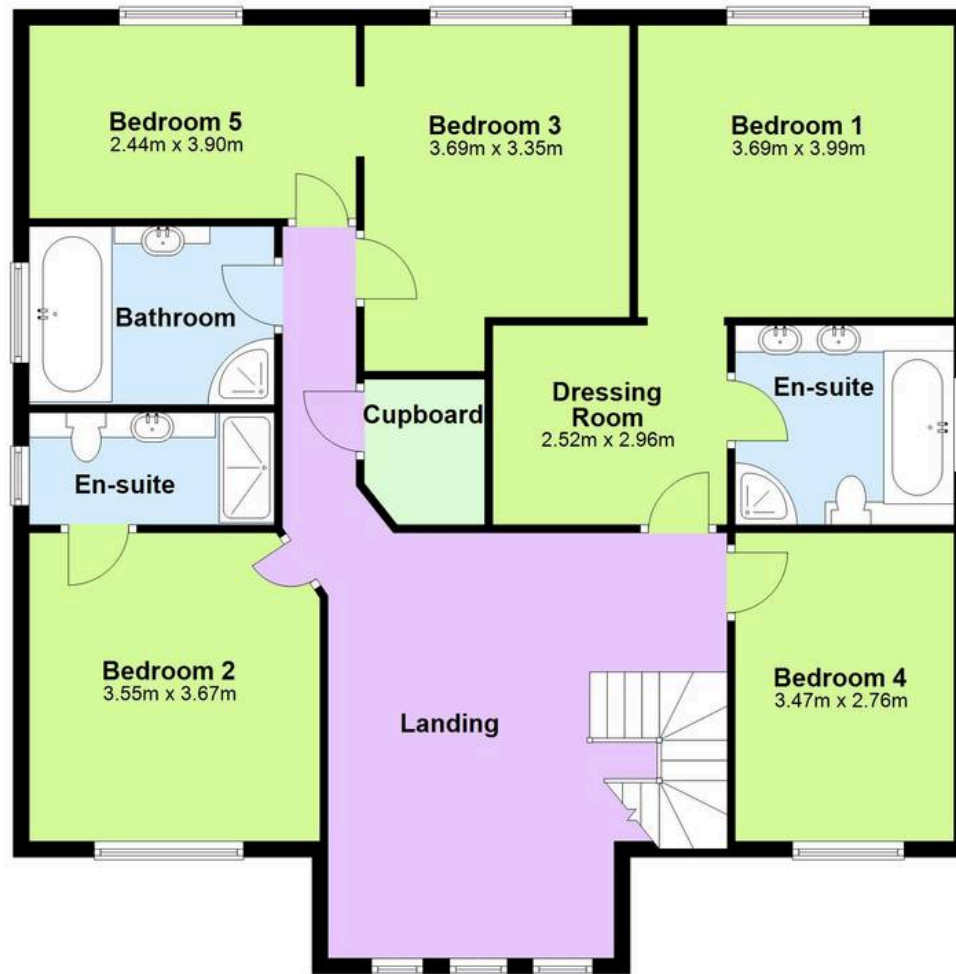
Ground Floor

Approx. 132.3 sq. metres



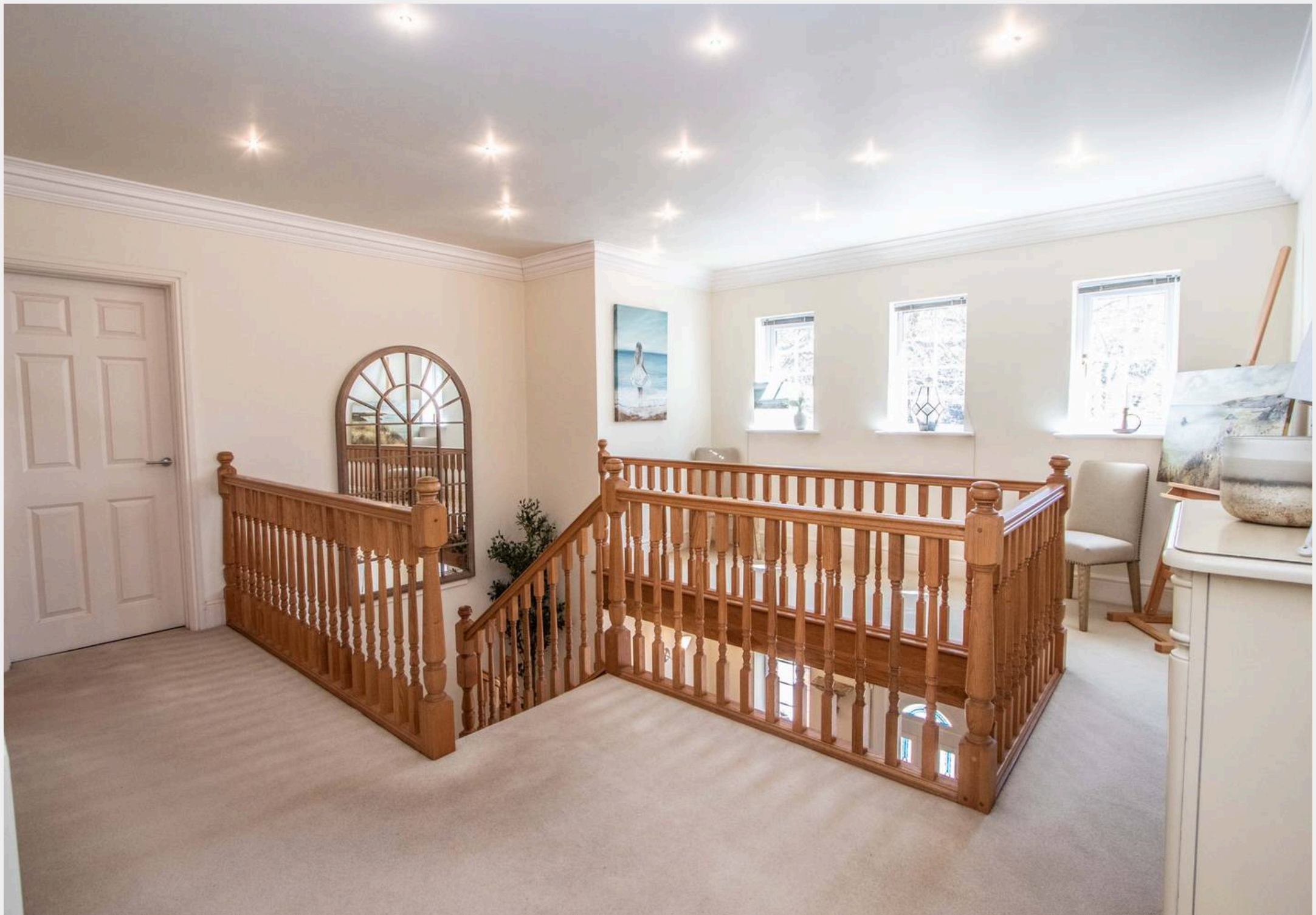
First Floor

Approx. 125.7 sq. metres



Total area: approx. 258.0 sq. metres









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