



## 64 Powisland Drive

Derriford, Plymouth, PL6 6AD

£750,000

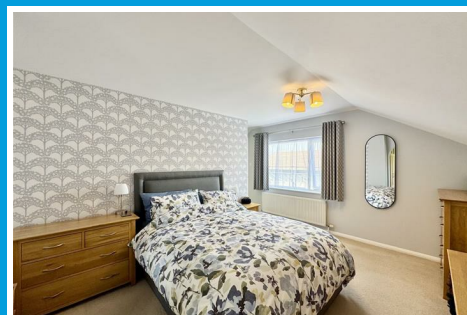




# 64 Powisland Drive

Derriford, Plymouth, PL6 6AD

£750,000



## POWISLAND DRIVE, DERRIFORD, PLYMOUTH, PL6 6AD

### LOCATION

Found in this prime popular established residential area of Derriford, with local services and amenities to hand. The position convenient for access into the city and nearby connection to major routes in other directions. With access out to Dartmoor and all that it offers.

### ACCOMMODATION

A most well presented extended modern detached house, believed to have been built in the 1960s, maintained & improved by the present owners, providing a most spacious comfortably appointed family home offering flexibility of layout & usage. Having the potential for 6 bedrooms, or possibilities perhaps to create an annexe. An impressive heating system with Vaillant gas fired boiler combined with Viessmann water tank etc. Standing on a generous sized plot with good parking facilities & at the rear with delightful relatively large landscaped gardens. Enjoying some long views from the rear.

### RECENT IMPROVEMENTS

Recent improvements & upgrades in the last 2 years include new kitchen appliances with new freezer, dishwasher & Quooker boiling water tap/filter, new granite worktops & up-stands. A new front door & new garage door. External redecoration & remodelling/landscaping of the rear garden with extensive new patio/seating areas.

### GROUND FLOOR

New front door.

### RECEPTION HALL

18'7 x 10'7 max (5.66m x 3.23m max)

### WC

Wash hand basin and wc.

### LOUNGE

22'3 x 11'11 (6.78m x 3.63m)

### PLAYROOM/STUDY

14'0 x 13'1 (4.27m x 3.99m )

### UTILITY ROOM

9'0 x 7'8 (2.74m x 2.34m)

### KITCHEN/BREAKFAST ROOM/DINING ROOM

22'11 x 18'11 (6.99m x 5.77m)

High quality units with large central island & storage, a range of integrated appliances including separate fridge and freezer, dishwasher, double oven, five ring induction hob, sink with waste disposal, multiple lighting & vaulted ceiling to part.

### FIRST FLOOR

### LANDING

### MASTER BEDROOM SUITE

### DRESSING ROOM

11'10 x 7'0 (3.61m x 2.13m )

Built-in wardrobes.

## MASTER BEDROOM

14'2 x 10'9 (4.32m x 3.28m)

## EN-SUITE BATHROOM

Quality suite with bath, separate shower, wash hand basin and wc.

## BEDROOM TWO

12'11 x 11'10 (3.94m x 3.61m)

Built-in wardrobes.

## BEDROOM THREE

10'9 x 10'0 (3.28m x 3.05m )

Built-in wardrobe.

## BEDROOM FOUR

10'0 x 9'0 (3.05m x 2.74m )

Built-in wardrobe.

## BEDROOM FIVE

8'9 x 6'0 (2.67m x 1.83m)

## FAMILY BATHROOM

Quality suite with bath, wc, and wash hand basin.

## EXTERNALLY

Excellent parking on drive, space for up to six vehicles. Delightful mature gardens, generous sized enclosed to the rear, landscaped, patios & gardens ideal for alfresco entertaining.

## GARAGE

20'0 x 15'8 (6.10m x 4.78m)

Vaillant gas boiler, large capacity hot water tanks. Remote roller door.

## WORKSHOP/STORE

13'11 x 12'3 (4.24m x 3.73m )

Power and lighting.

## AGENTS NOTE

Plymouth City Council  
Council Tax Band G



Road Map



Hybrid Map



Terrain Map



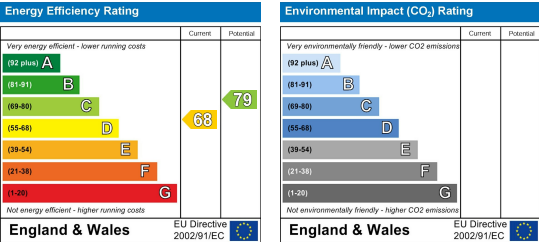
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.