



**169 Dunraven
Drive,
Derriford,
Plymouth,
PL6 6AZ**

**Guide Price
£425,000**



MILLINGTON TUNNICLIFF

169 Dunraven Drive, Derriford, Plymouth, PL6 6AZ



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2



E



EPC

56

FULL DESCRIPTION

A spacious 4 bedroom detached bungalow set within this popular location to the north of Plymouth with garage conversion to provide a granny annexe. The bungalow offers an entrance lobby, a living room, shower room and bedroom which form the granny annexe, with the main bungalow having a hall, living room, kitchen/diner, family 4 piece bathroom, the 4 bedrooms and en suite shower room. Externally there is an L shaped paved parking area at front and enclosed rear garden again which has been paved with raised terraced. The bungalow is Upvc double glazed and gas centrally heated. EPC D 56.

ENTRANCE PORCH

Upvc double glazed window to front and entrance door, communicating doors to:

HALLWAY

Built in cloaks cupboard and cupboard housing gas boiler.

LIVING ROOM

20' 11" x 11' 1" (6.40m x 3.38m)

Upvc double glazed patio doors to garden, radiator, fireplace.

KITCHEN/DINER

20' 10" x 9' 10" (6.37m x 3.01m)

Upvc double glazed patio doors to garden and windows to side and door to side. Range of base units and work surfaces, double oven, electric hob, single drainer sink with mixer tap, plumbing for dish washer.

BATHROOM/WC

10' 4" x 6' 9" (3.16m x 2.07m)

Upvc double glazed window to side, bath served by shower unit over, bidet, low level WC and

wash basin.

BEDROOM 1

12' 2" x 11' 1" (3.72m x 3.38m)

Upvc double glazed window to front, radiator.

EN SUITE SHOWER/WC

With corner shower cubicle, low level WC and wash basin.

BEDROOM 2

10' 10" x 10' 0" (3.32m x 3.05m)

Upvc double glazed window to front, bunk beds.

BEDROOM 3

9' 1" x 8' 8" (2.78m x 2.66m)

Upvc double glazed window to front, built in wardrobe.

BEDROOM 4

8' 8" x 7' 1" (2.66m x 2.16m)

Upvc double glazed window to rear, built in wardrobe.

GRANNY ANNEXE (GARAGE CONVERSION)

LIVING ROOM

14' 7" x 9' 4" (4.45m x 2.87m)

Built in cupboard, skylight window.

EN SUITE SHOWER ROOM

With shower cubicle, low level WC and wash basin.

BEDROOM

10' 3" x 9' 4" (3.13m x 2.87m)

Upvc double glazed window to side, skylight window.

EXTERIOR

The bungalow has a brick paved L shaped driveway at front. at rear there is a further brick paved extensive patio which in turn has steps



rising to a terraced garden again geared for ease of maintenance. There is a block store at the back of the granny annexe.

TENURE

Freehold.

COUNCIL TAX

Band E.

ADDITIONAL INFORMATION

There is mains electric, gas, water and drainage. There is a telephone line in to connect to the internet. The bungalow is of conventional cavity block construction under a pitched tile clad roof.

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FLOORPLAN



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