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Opening Hours

Monday - Friday
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Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

29/J/25 5822

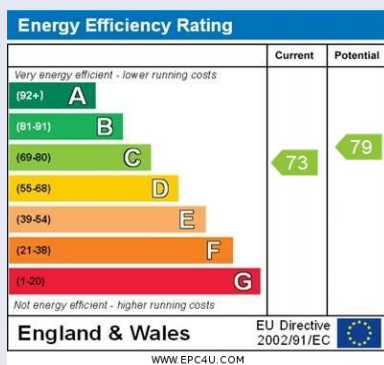


Floor Plans...



Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.



PLYMOUTH HOMES ESTATE AGENTS



**81 Dunraven Drive, Derriford,
 Plymouth, PL6 6AT**

- POPULAR LOCATION**
- FOUR DOUBLE BEDROOMS**
- LARGE LOUNGE**
- KITCHEN/DINING ROOM**
- HOME OFFICE/WORKSPACE**
- TANDEM DOUBLE GARAGE**
- SOUTH FACING GARDEN**

We feel you may buy this property because...
 'Of the popular residential location and particularly spacious accommodation on offer.'

£425,000

www.plymouthhomes.co.uk

Number of Bedrooms
Four Double Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Driveway and Garage

Outside Space
South Facing Garden

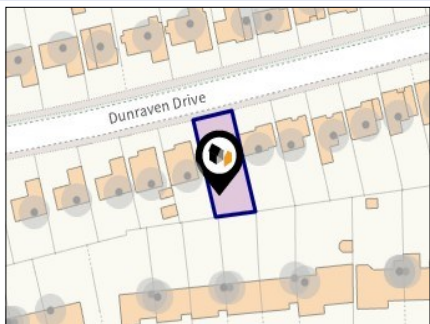
Council Tax Band
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Council Tax Cost 2025/2026
Full Cost: £3,358.94
Single Person: £2,519.21

Stamp Duty Liability
First Time Buyer: £6,250
Main Residence: £11,250
Home or Investment
Property: £32,500

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Title Plan Guideline



Introducing...

This particularly spacious, split-level home is located within the popular residential area of Derriford. Internally the accommodation boasts four double bedrooms, a large lounge with front balcony, a modern kitchen/dining room with integrated appliances, large utility room, a home office/workspace, en-suite, four-piece bathroom and separate wc. Further benefits include double glazing, central heating and externally there is a double width private driveway leading to a tandem double garage and an enclosed, private south facing rear garden. Plymouth Homes advise an early viewing to fully appreciate this lovely detached, family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a part glazed entrance door opening into the entrance hall.

ENTRANCE HALL

With obscure double-glazed window to the front, radiator, stairs rising to the first-floor landing.

BEDROOM 3

5.25m (17'3") x 2.82m (9'3")

A lovely sized double bedroom with double glazed window to the front, built in wardrobes, radiator.

BEDROOM 4

3.43m (11'3") x 3.15m (10'4")

Another double bedroom with double glazed window to the front, radiator.

BATHROOM

3.15m (10'4") x 1.72m (5'8")

Fitted with a four-piece white suite comprising spa panelled bath with hand shower attachment, vanity wash hand basin with cupboard storage below, shower cubicle with fitted shower above, low-level WC, tiled surround, radiator/towel rail, extractor fan, tiled flooring, recessed ceiling spotlights.

UTILITY ROOM

5.17m (16'11") x 3.29m (10'10")

A spacious, versatile room fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, extractor fan, space for washing machine, double glazed window to the side, radiator, understairs storage cupboard, uPVC part glazed entrance door opening to the rear of the property, door into the home office/workspace.

HOME OFFICE/WORKSPACE

3.29m (10'10") x 2.66m (8'9")

With glass block windows to the utility room, power supply, lighting, radiator.



FIRST FLOOR

LANDING

With access to the loft space with retracting ladder and light.

LOUNGE

6.12m (20'1") x 4.24m (13'11")

A lovely large reception room with coal effect living flame gas fire set within a feature stone surround, two radiators, double glazed patio doors opening to the balcony, open plan into the kitchen/dining room.

BALCONY

5.39m (17'8") x 0.89m (2'11")

Enclosed by railings and enjoying the open outlook.

KITCHEN/DINING ROOM

5.29m (17'4") max x 2.99m (9'10")

Fitted with a matching range of modern base and eye level units with worktop space over, soft closing drawers and doors, 1 ½ bowl sink unit with single drainer and mixer tap, tiled splashbacks, under-unit lighting, integrated appliances to include fridge, dishwasher, fitted eye level electric double oven and combination microwave, built-in four ring electric hob with stainless steel cooker hood above, double glazed window to the rear, wood effect laminate flooring, recessed ceiling spotlights, uPVC glazed patio door opening onto the rear garden.

BEDROOM 1

3.89m (12'9") max x 3.80m (12'6")

A double bedroom with double glazed window to the front, built-in wardrobes, built in storage cupboard, door into the en-suite.

EN-SUITE

Fitted with a two-piece suite comprising vanity wash hand basin with cupboard storage below, recessed shower cubicle with fitted electric shower above, tiled splashbacks, radiator/towel rail, extractor fan, shaver point, obscure double-glazed window to the side.

BEDROOM 2

3.04m (10') x 2.98m (9'9")

A double bedroom with double glazed window to the rear, built-in wardrobes, overhead storage and dressing table, radiator, built in storage/airing cupboard with electric heater, radiator.

WC

Fitted with a two-piece suite comprising vanity wash hand basin with cupboard storage below, low-level WC, radiator/towel rail, tiled splashbacks.

OUTSIDE:

FRONT

The front of the house is approached via a double width, resin driveway leading to the covered main entrance and the garage. There is an established garden with lawn and flower borders and to the left side a gate and pathway lead onto the rear.

REAR

The rear opens to a south facing, enclosed and private garden measuring **12.06m (39'7") in width x 10.30m (33'9") in length**. The garden comprises paved seating area with steps rising to a lawned garden with flower and hedged borders. A gate and steps then descend from the garden to a small, paved area accessing to the utility, rear pedestrian door into the garage and side path and gate to the front.

TANDEM DOUBLE GARAGE

6.20m (20'4") x 2.30m (7'6")

With obscure double-glazed window to the rear, up and over garage door opening to the driveway, also housing the wall mounted boiler serving heating system and domestic hot water.

AGENT'S NOTE

In accordance with the Estate Agents Act 1979. We hereby declare that the seller of this property is a relative of an employee of Plymouth Homes.

