



74 Dunraven Drive, Derriford, Plymouth, Devon, PL6 6AT



Price £390,000



Built circa 1970, this attractive and deceptively spacious modern detached dormer residence enjoys a superb position within this sought-after northern suburb, backing directly onto woodland for a delightful sense of privacy and greenery. The property is ideally located for a wide range of amenities, including Derriford Hospital, nearby business and science parks, and offers convenient access to Dartmoor National Park, while the city centre lies approximately five miles away.

The well-presented accommodation is thoughtfully arranged and, on the ground floor, comprises a welcoming entrance hallway leading to a generous L-shaped lounge/diner, which benefits from pleasant views over the rear garden. The kitchen is equipped with a range of integrated appliances, including an oven, five-ring gas hob with extractor hood and dish washer, complemented by part-tiled walls and access to a rear porch opening onto the garden.

Also on the ground floor is a versatile family room/bedroom four to the front, along with a further bedroom (bedroom three). The family bathroom is fitted with a panelled bath with shower over, wash hand basin, and WC, finished with fully tiled walls and flooring.

Stairs rise from the living room to the first-floor landing, where there is useful eaves storage. Bedroom two overlooks the front and includes built-in storage, while the principal bedroom enjoys a lovely open outlook to the rear and features a full range of fitted wardrobes. A separate, fully tiled shower room with wash hand basin and WC completes the upper floor.

Externally, the property boasts a lawned front garden and a driveway, with electric charging point, providing parking for up to three vehicles, leading to the garage. The rear garden is immaculately maintained, predominantly laid to lawn with a patio areas, garden shed, and a substantial and versatile, workshop/office equipped with power, lighting, and a telephone point.

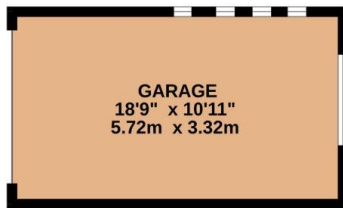
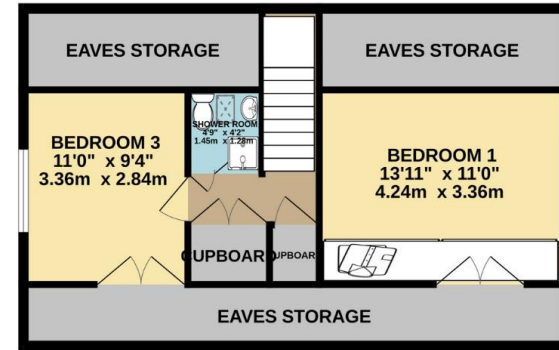
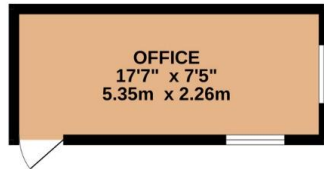
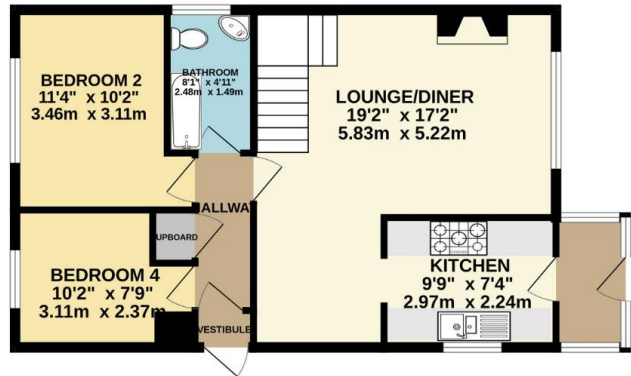
This well-maintained home benefits from gas central heating and uPVC double glazing throughout. Early viewing is highly recommended to fully appreciate the space, flexibility, and enviable location this excellent property has to offer.



To view this property call Lang Town & Country Estate Agents on **01752 256000**.

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TOTAL FLOOR AREA : 1536 sq.ft. (142.7 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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