



7 Glade Close, Derriford, Plymouth, Devon, PL6 5JB



Offers Over £1,000,000

Tucked away at the head of an exclusive gated cul-de-sac, No. 7 Glade Close enjoys a prime and private setting within a small collection of individually designed, prestigious detached homes. Approached via a secure entrance, the property immediately impresses with its generous parking, mature landscaped frontage and a sense of calm and seclusion rarely found.

Derriford is a desirable location in the northern suburb of The City with an excellent range of local facilities including the nearby Derriford Hospital, Nuffield Heath Centre, various Business and Science Parks, all within walking distance, close to reputable Grammar and Private Schools and easy access to both the A38 and Dartmoor National Park.

Built in 2002 to a high-quality specification, the house has been meticulously maintained and thoughtfully cared for, offering a beautifully presented and comfortably appointed family home. The accommodation is both generous and well balanced, arranged over two floors and designed to flow effortlessly for modern living.

The ground floor is introduced by an impressive and spacious reception hall, setting the tone for the rest of the home. A downstairs cloakroom adds practicality, while the large dual-aspect sitting room provides an elegant yet welcoming space, centred around a Minster-style fireplace and opening through French doors to the rear garden. To the front, a spacious dual-aspect formal dining room is ideal for entertaining, complemented by a large study that could equally serve as a sixth bedroom.

At the heart of the home lies the modern, high-quality fitted kitchen, equipped with integrated appliances including a five-ring Smeg hob with two Bosch ovens beneath, a central island, and a 1½ bowl under-mounted sink with waste disposal unit. The adjoining utility room offers further storage and workspace, with a second 1½ bowl under-mounted sink, space for washing machine and separate dryer/or fridge and the wall-mounted gas-fired boiler. To the rear, a comfortable snug leads through to a large conservatory, perfectly positioned to enjoy views across the garden and providing an additional versatile living space filled with natural light.

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





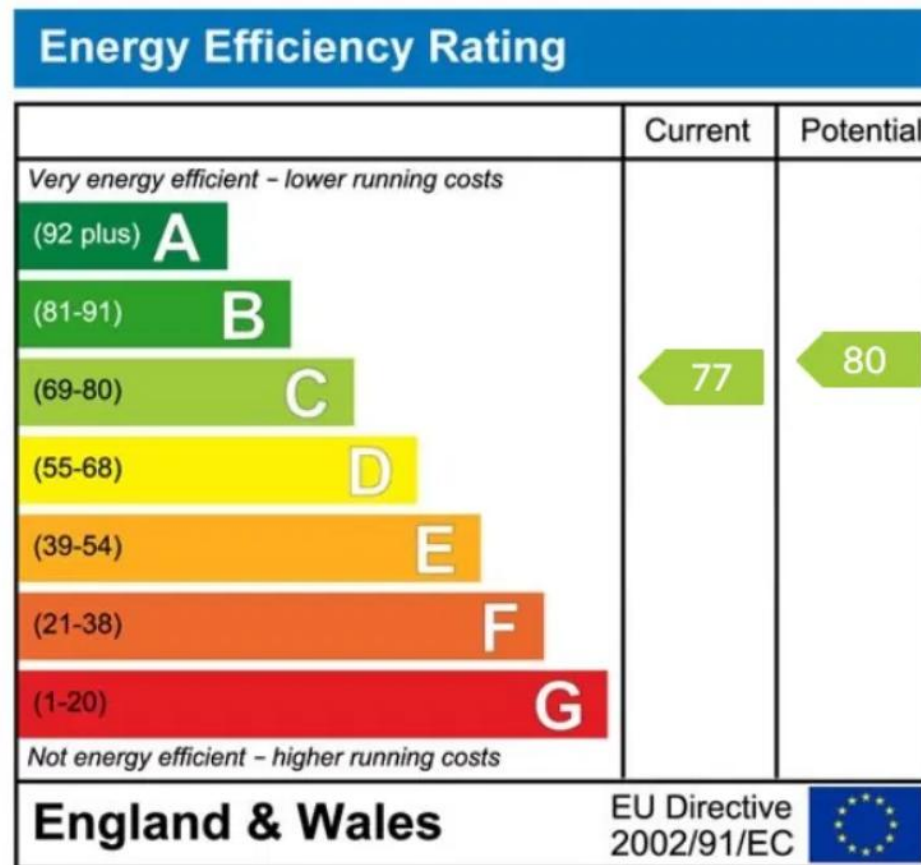
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The first floor is equally impressive, with a spacious Gallery landing giving access to all rooms. The principal bedroom enjoys long views to the front and benefits from built-in mirrored sliding door wardrobes, leading to a dressing room again with mirrored panelled doors with extensive storage, and a luxurious en-suite featuring both a bath with a hand shower fitted and a separate enclosed walk-in shower. A second generous bedroom also enjoys built-in storage and its own en-suite shower room. Three further well-proportioned bedrooms are served by a stylish family bathroom with both bath with a hand shower fitted and a separate enclosed walk-in shower. There is access on this landing to a large, floored roof space giving more storage for suitcases etc.

Externally, the property occupies a generous plot with excellent parking for up to four vehicles on the private driveway, leading to a large detached double garage. The enclosed front garden is mature and well maintained, To the rear, the beautifully landscaped garden is a true highlight, featuring an extensive patio ideal for alfresco dining and entertaining, sweeping lawns, and a rich variety of ornamental shrubs and trees providing colour and privacy throughout the seasons. A detached garden room with power, a Japanese style summer house, and a hidden garden shed offer flexible additional space, while a discreet tucked-away area in the wood behind, houses 2no. compost bins.

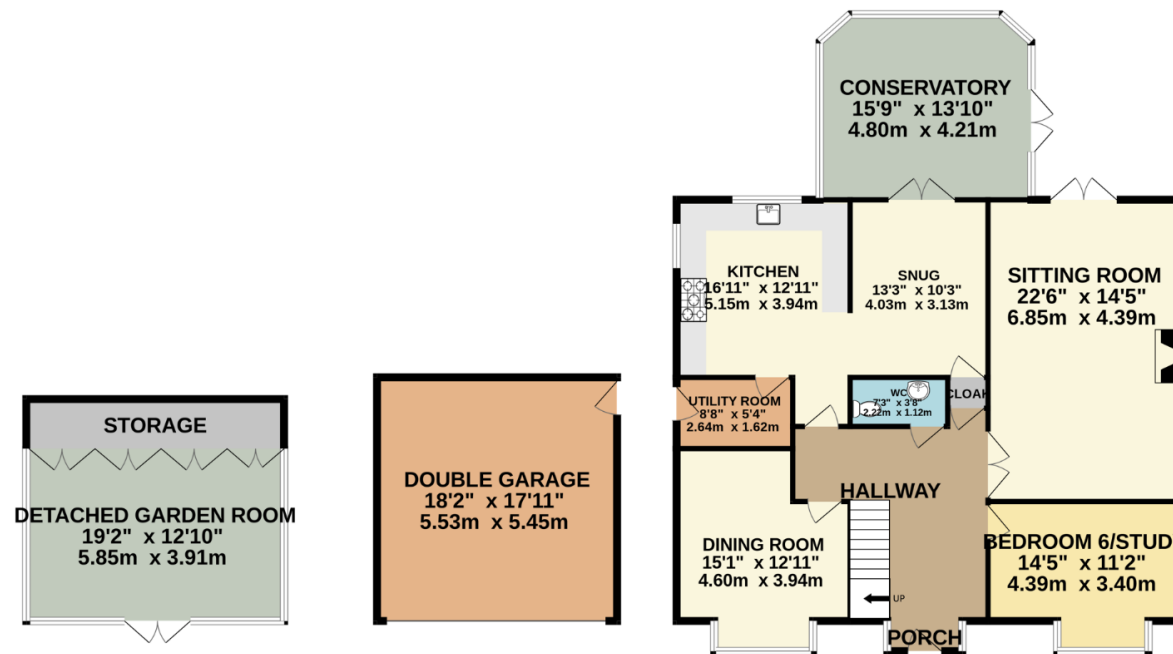
The large double garage with up-and-over door has a row of very useful white kitchen cupboards on the back wall for further storage. It also has two double electric sockets and a sensor light that comes on when the garage door is opened at night. There is also a separate fluorescent light to the ceiling. There is an enormous amount of floored storage over the garage if required.

Altogether, No. 7 Glade Close is a substantial and elegant home that combines privacy, space, and quality in an exceptional setting.

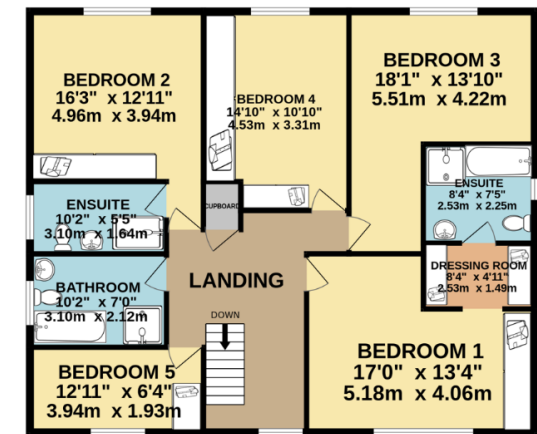




GROUND FLOOR
2074 sq.ft. (192.6 sq.m.) approx.



1ST FLOOR
1180 sq.ft. (109.7 sq.m.) approx.



TOTAL FLOOR AREA : 3254 sq.ft. (302.3 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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