



11 Caradon Close, Derriford, Plymouth, Devon, PL6 6AJ

Guide Price £700,000



Occupying a generous and level 0.26 acre plot, this substantial detached family home offers over 2,175 sq.ft. of versatile accommodation, complemented by a large garden with extensive lawns, mature shrubs and established trees. Situated in one of North Plymouth's most sought-after residential areas, the property enjoys excellent access to Derriford Hospital, a range of highly regarded schools, local amenities, and convenient transport links, while Plymouth city centre is just a short drive away.

The well-proportioned ground floor has been thoughtfully arranged to suit modern family living. A welcoming entrance hall leads to a superb 20ft living room, providing an ideal space for relaxing and entertaining and enjoying direct access to the garden room. The separate dining room overlooks and has direct access to the delightful rear garden and creates a bright additional reception area. The fitted kitchen is positioned adjacent to a versatile room currently used as Bedroom Five/Study, offering flexibility as a home office, guest bedroom or playroom. A ground floor cloakroom, boiler room, utility room and internal access to the integral garage complete the accommodation on this level.



The first floor offers four generous double bedrooms, making this an ideal home for growing families. The impressive principal bedroom extends to over 20ft in length, while Bedroom Two benefits from an adjoining dressing room with fitted wardrobes, creating excellent potential for an en-suite suite if desired (subject to any necessary consents). Bedrooms Three and Four are both well-proportioned doubles, served by a family bathroom and useful landing storage.

Externally, the property stands within mature, private gardens that provide an attractive setting throughout the seasons. The expansive level lawn offers ample space for children to play, outdoor entertaining or future landscaping opportunities, while established shrubs and specimen trees create a wonderful sense of privacy and seclusion. The integral garage and driveway provide convenient off-road parking.

Offering generous accommodation, exceptional gardens and a highly desirable location close to Derriford Hospital, major employment centres and excellent commuter routes, this is a rare opportunity to acquire a substantial family home with significant scope to personalise and enhance to suit individual requirements.

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



1ST FLOOR
979 sq.ft. (90.9 sq.m.) approx.



GROUND FLOOR
1200 sq.ft. (111.4 sq.m.) approx.



TOTAL FLOOR AREA: 2178 sq.ft. (202.4 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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