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Offers In Excess Of £425,000 FREEHOLD

An impressive four double bedroom detached family home, garage & driveway parking, generous living space, modern kitchen/diner, double glazing and central heating.

SANDPIPER ROAD, DERRIFORD, PLYMOUTH

EPC - B



PROPERTY DETAILS

A beautifully presented and spacious four double bedroom detached home located in the sought-after Palmerston Heights development in Derriford. The property boasts a private driveway leading to a single garage, low-maintenance front and rear gardens and owned solar panels, making this a highly energy efficient home. Featuring a spacious entrance hallway, lounge, modern kitchen/diner, study, cloakroom, four double bedrooms (master with en-suite), family bathroom, plus the addition of an office/workshop and storage room accessed via the garage. This property is perfectly suited for growing families!

**Service/maintenance charges – £225.33 per annum
Management Company – FirstPort Property Management
Council tax band - D**

Double glazed panelled door to;

ENTRANCE HALL

A spacious entrance hall. Porcelain tiled flooring, radiator, built-in storage cupboard under stairs, staircase to first floor with wooden balustrading, doors lead off the entrance hall providing access to all ground floor rooms.

LOUNGE

14'4 x 9'8 (4.4m x 3m)

Panelled radiator, a dual aspect room with UPVC double glazed French doors to Juliet balcony on the front elevation, offering plenty of natural light and adjacent UPVC double glazed window to side elevation.

KITCHEN/DINING ROOM

22'6 x 8'8 (6.9m x 2.7m)

The kitchen area comprises of a range of grey high gloss base and eye level storage cupboards, fitted worktops, inset one and a half bowl single drainer stainless steel sink unit with mixer tap and adjacent recess with space and plumbing for a washing machine, integrated dishwasher, integrated oven and 4 burner gas hob with stainless steel splashback and extractor canopy over, space for an upright fridge freezer, ceiling spotlights, cupboard housing a wall mounted gas boiler providing hot water and central heating, panelled radiator, porcelain tiled flooring, UPVC double glazed French doors providing access to the rear garden, matching UPVC double glazed window to the kitchen area to the rear elevation.

STUDY

7'5 x 6'2 (2.3m x 1.9m)

Panelled radiator, UPVC double glazed window to front elevation.

CLOAKROOM

Modern white suite comprising low level WC, pedestal basin with taps, porcelain tiled flooring, panelled radiator, opaque UPVC double glazed window to front elevation.

FIRST FLOOR

LANDING

Access to the loft space, doors lead off the landing providing access to all first floor rooms.

BEDROOM ONE

10'8 x 9'5 (3.3m x 2.9m)

Panelled radiator, a dual aspect room with UPVC double glazed windows to front and side elevations, door to;

EN-SUITE SHOWER ROOM

Modern white suite comprising glazed shower cubicle with mixer shower and fully tiled surround, pedestal basin, low level WC, part-tiled walls, panelled radiator, extractor fan, ceiling spotlights, opaque UPVC double glazed window to front elevation.

BEDROOM TWO

11'1 x 8'8 (3.4m x 2.7m)

Panelled radiator, UPVC double glazed window to rear elevation.

BEDROOM THREE

11'1 x 8'8 (3.4m x 2.7m)

Panelled radiator, UPVC double glazed window to rear elevation.

BEDROOM FOUR

9'5 x 7'8 (2.9m x 2.4m)

Panelled radiator, UPVC double glazed window to front elevation.

BATHROOM

Modern white suite comprising panelled bath with mixer tap, electric shower over with fully tiled surround and glazed shower screen, pedestal basin, low level WC, radiator, ceiling spotlights, extractor fan, opaque UPVC double glazed window to side elevation.

OUTSIDE

To the front of the property is a tarmac driving, providing off-road parking and servicing the garage. To the rear of the property is a generously sized, enclosed garden, offering a good deal of privacy and seclusion. There is a large, decked area immediately outside the rear of the property, with steps leading to a raised lawn and further large, enclosed decked area to one corner, perfect for summer BBQs. To the side of the property is a pedestrian gate, giving access to the front of the property. The property benefits from owned solar panels, making this a highly energy efficient home.

GARAGE

25'5 x 12'1 (7.8m x 3.7m)

Power and light connected. Internal pedestrian door providing access to;

OFFICE/WORKSHOP

14'4 x 9'5 (4.4m x 2.9m)

Plaster finish walls, wood laminate flooring, ceiling spotlights, further door to;

STOREROOM

9'8 x 9'8 (3m x 3m)

Electric light connected.

BUYERS INFORMATION

As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

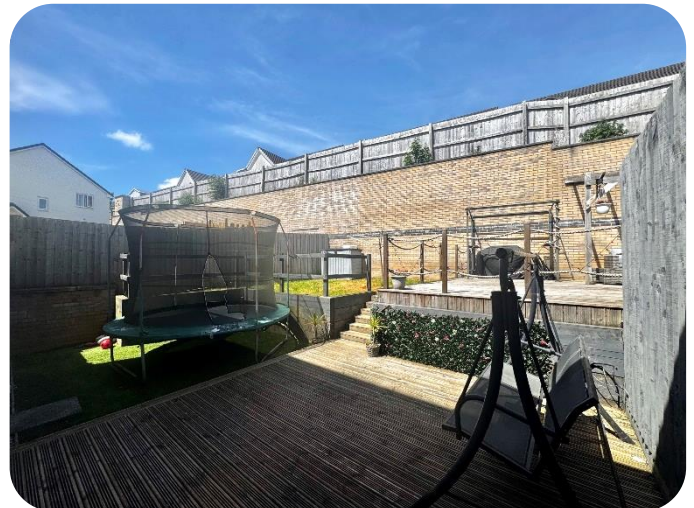
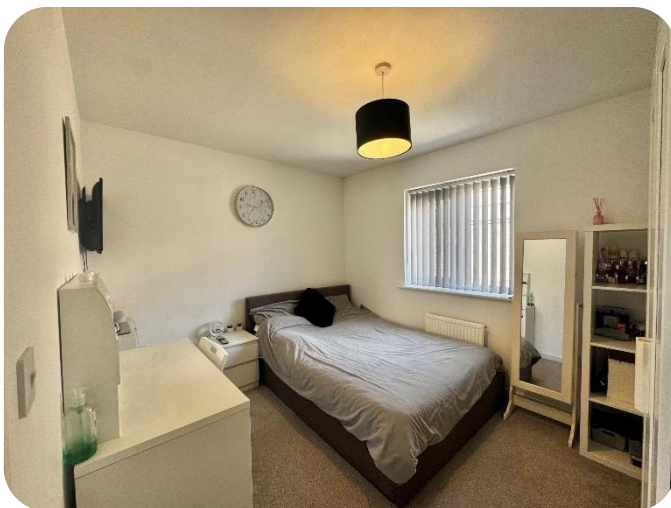
The Consumer Protection Regulations

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

