



25 Powisland Drive, Derriford, Plymouth, Devon, PL6 6AA



# Price £900,000



Powisland Drive is without doubt one of the most desirable and sought-after avenues within the city, renowned for its collection of individual, high-quality detached homes set within generous plots. Situated in the heart of this prestigious location, Wessex House, built in 2002, enjoys an enviable position within the popular northern suburb of Derriford, offering exceptional convenience for a wide range of amenities including Derriford Hospital, Nuffield Hospital, various Business and Science Parks, highly regarded schools (in particular Devonport High School For Girls), golf courses and excellent transport links. The A38 Devon Expressway is easily accessible, while the breathtaking landscapes of Dartmoor National Park are just a short drive away.

Beautifully presented throughout, this impressive detached family home combines elegant contemporary styling with the generous proportions and versatility demanded by modern family living. Further enhancing its appeal are high-quality fittings including Ideal Standard sanitaryware throughout, along with the added benefit of a pressurised hot water system.

Approached via a sweeping clay paviour driveway providing ample parking for several vehicles, the property immediately impresses with its attractive frontage, complemented by a Hormann ThermoPlus front door and a substantial double garage fitted with two Hormann electric insulated doors. Upon entering, a welcoming reception hall creates a wonderful sense of arrival and sets the tone for the quality and attention to detail evident throughout.

At the heart of the home is a beautifully appointed kitchen breakfast room, thoughtfully designed as a sociable and practical space for everyday living and entertaining, complete with Siemens ovens, induction hob and extractor fan. The adjoining utility room provides additional convenience, while the spacious sitting room offers a comfortable retreat, centred around an impressive eight kilowatt Charnwood woodburner with a stainless steel flue.

A particular highlight is the stunning sun room family room, providing a seamless connection between the house and garden and creating an exceptional additional living space to enjoy throughout the seasons. The ground floor further benefits from a versatile study or playroom and an additional reception room currently arranged as a music room or guest bedroom, offering excellent flexibility for home working, hobbies, guest accommodation or multi-generational living. Together with the cloakroom WC and internal access to the double garage, the layout offers genuine annexe potential if required.

The first floor provides four well-proportioned bedrooms, including a generous guest suite with en-suite shower room. The remaining bedrooms are served by a spacious family bathroom featuring both a bath and separate shower, perfectly suited to modern family life. Excellent storage is a key feature, including two linen cupboards and three walk-in wardrobes.

Occupying the entire second floor, the principal suite offers a private sanctuary away from the rest of the house. Comprising a spacious bedroom, walk-in dressing room and luxurious en-suite bathroom, it provides an impressive and peaceful retreat.

Outside, the rear garden enjoys a sunny aspect and offers a high degree of privacy. Designed for both relaxation and entertaining, it features a porcelain patio, level lawn and attractive raised flower borders, creating a wonderful setting for family enjoyment and al fresco dining.

This exceptional home successfully combines prestige, practicality and flexibility in one of Plymouth's most highly regarded residential addresses. Beautifully and immaculately presented throughout, it represents a rare opportunity to acquire a substantial family residence on the ever-popular Powisland Drive.

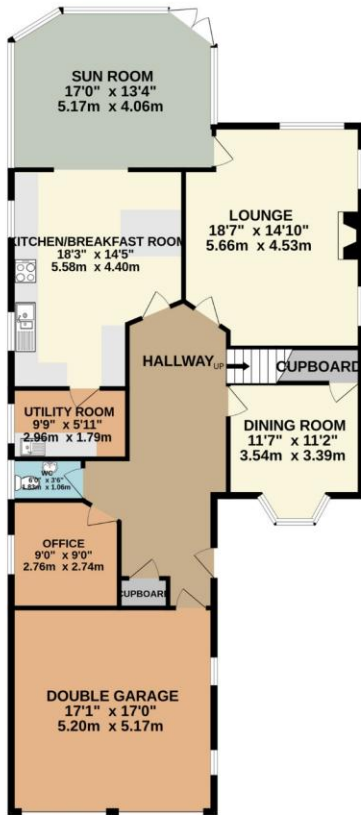


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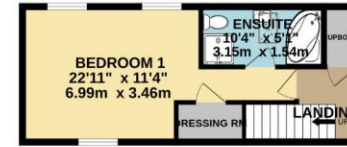
GROUND FLOOR  
1522 sq.ft. (141.4 sq.m.) approx.



1ST FLOOR  
787 sq.ft. (73.1 sq.m.) approx.



2ND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 2669sq.ft. (248.0 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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