



Office Suite 10
2 Barrack Court
4a William Prance Road
Derriford
Plymouth
PL6 5ZD
Tel: 01752 256836

Email: office@swiftestateagents.co.uk
Website: www.swiftestateagents.co.uk



£395,000 FREEHOLD

A stylish four-bedroom detached family home featuring a spacious kitchen/dining room, dual-aspect lounge and master bedroom with en-suite. Beautifully landscaped south-facing rear garden, integral garage, driveway parking for two vehicles and owned solar panels.

STARLING DRIVE, DERRIFORD, PLYMOUTH
EPC - B



PROPERTY DETAILS

Situated in the popular residential area of Derriford, this four-bedroom detached family home offers an integral garage, driveway parking for two vehicles and a beautifully landscaped south-facing rear garden. Offering convenient access to a range of local amenities, including Derriford Retail Park, schools and Derriford Hospital. The area is well placed for commuting, with easy access to the A38 and transport links into Plymouth City Centre

The property features a modern kitchen/dining room with integrated appliances, a utility room, ground floor cloakroom and useful walk-in pantry. The dual-aspect lounge provides a bright and comfortable living space, while upstairs are four bedrooms, including a master bedroom with en-suite, and a family bathroom. Further benefits include no onward chain, owned solar panels, UPVC double glazing and gas central heating.

COUNCIL TAX BAND – D

Canopied entrance with solid wood door to;

ENTRANCE HALL

Staircase to first floor, panelled radiator, wood effect flooring, door to;

LOUNGE

16'2 x 11'5 (4.94m x 3.47m)

A dual aspect room with UPVC double glazed windows to both front and side elevations, panelled radiator, solid wood double doors opening to;

KITCHEN/DINING ROOM

16'11 x 10'5 (5.16m x 3.16m)

A range of modern base and eye level storage units with quartz worktops, inset one and a half bowl, single drainer sink unit with mixer tap, integrated double oven and four ring electric hob with extractor canopy over and glass splashback, integrated dishwasher, wood effect flooring, double panelled radiator to dining area, ceiling spotlights, UPVC double glazed window and matching French doors providing access to the rear south-facing garden, large walk-in pantry cupboard under stairs with fitted shelving, further door to;

UTILITY ROOM

7'3 x 6'6 (2.20m x 1.97m)

Integrated washing machine and space for tumble dryer, wall mounted gas boiler providing hot water and central heating, panelled radiator, opaque double glazed wooden door to side elevation, further door to;

CLOAKROOM

6'6 x 3'2 (1.97m x 0.96m)

White suite comprising low level WC, pedestal basin with tap, panelled radiator, wood effect flooring, opaque UPVC double glazed window to rear elevation, ceiling spotlights.

FIRST FLOOR

LANDING

Access to loft space, built-in linen cupboard with fitted shelving, doors lead from the landing providing access to all first floor rooms.

BEDROOM ONE

14'8 x 9'7 (4.46m x 2.92m)

Built-in double wardrobe with sliding doors and further storage cupboard over stairs, panelled radiator, UPVC double glazed window to front elevation, door to;

EN-SUITE SHOWER ROOM

6'1 x 5'9 (1.85m x 1.76m)

Glazed and tiled shower cubicle, pedestal basin with tap, low level WC, part-tiled walls, tile effect flooring, extractor fan, ceiling spotlights, opaque UPVC double glazed window to side elevation.

BEDROOM TWO

12'5 x 8'9 (3.80m x 2.67m)

Fitted double wardrobe with sliding doors, panelled radiator, UPVC double glazed window to front elevation.

BEDROOM THREE

9'10 x 8'9 (3.00m x 2.67m)

Fitted double wardrobe with sliding doors, panelled radiator, UPVC double glazed window to rear elevation.

BEDROOM FOUR

9'10 x 7'8 (3.00m x 2.33m)

Panelled radiator, UPVC double glazed window to rear elevation.

BATHROOM

7'0 x 4'3 (2.14m x 1.29m)

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

OUTSIDE

To the front is a lawned garden and driveway providing parking for two vehicles, with access to the front door and integral garage. A side pathway leads to the beautifully landscaped, south-facing rear garden, featuring a raised decked area, paved patio and composite decking with inset lighting. The garden is fully enclosed by larch lap fencing, offering a good degree of privacy and seclusion, with side access via a pedestrian gate.

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. We understand from the sellers that a service/maintenance fee is payable to FirstPort Property Management at a cost of approx. £225.00 per annum.

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.

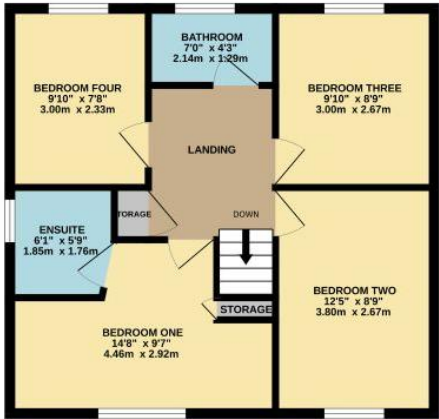
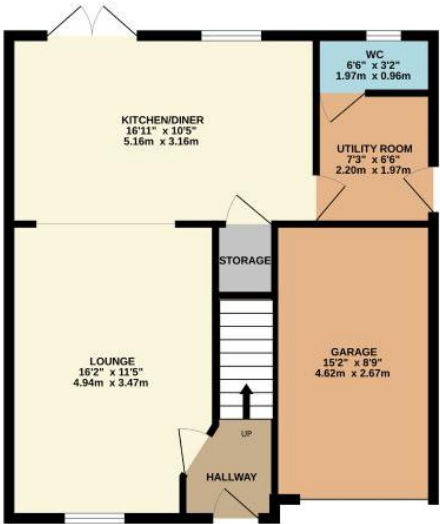
All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our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



GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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