

8 Maristow Close, Derriford, Plymouth

Plymouth

Offers Over £675,000

A stunning five bedroom detached property occupying a generous, well maintained plot situated at the end of a small residential cul-de-sac within a highly sought after residential location. The living accommodation which has been significantly redesigned and improved over recent years by the current owners, providing a very comfortable and stylish home, is arranged over two levels. It comprises entrance hall, cloakroom, lounge, utility and a stunning high specification kitchen/breakfast room with integrated appliances and quartz work surfaces. In addition to this there is also a very generous ground floor master bedroom; with walk-in dressing area and ensuite shower room. On the first floor a landing leads to a family bathroom and four further good sized bedrooms, two of which have en-suite shower rooms whilst bedroom two has a walk-in dressing room.

Externally there is a tarmac driveway providing parking for approximately five cars. To the side there is a generous lawned garden with decking area (this is also accessed by the master bedroom) in turn this leads to the home office/hair salon. At the rear, a paved area leading to a composite decked area with garden bar, steps then lead to the main garden which is generously proportioned predominantly laid to lawn featuring mature plants and shrubs.

The living accommodation - covered entrance porch with courtesy light leads to part glazed front door to.

DERRIFORD

Derriford is well placed for all local amenities and is approximately four miles north of Plymouth city centre. Derriford is an established residential area offering a variety of local services, amenities and restaurants lying within close proximity of Derriford Hospital, Derriford Business Park and The University of St Mark and St John. Boasting convenient access to major routes in all directions including the centre and north towards Dartmoor and Tavistock providing a variety of recreational activities.

OUTGOINGS PLYMOUTH

We understand the property is in band 'E' for council tax purposes and the amount payable for the year 2026/2027 is £2984.48 (by internet enquiry with Plymouth City Council). These details are subject to change.

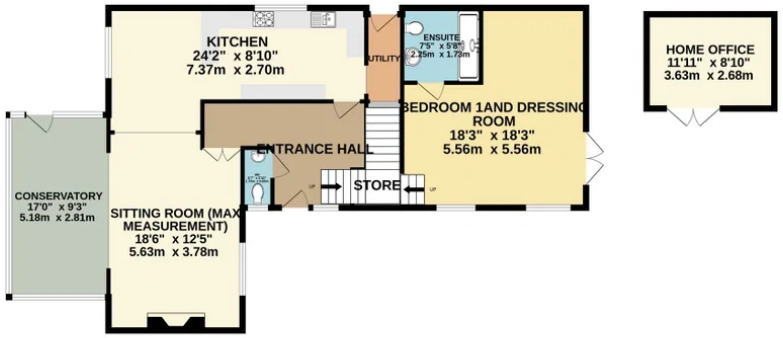
UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage xxx, broadband connection xxx.

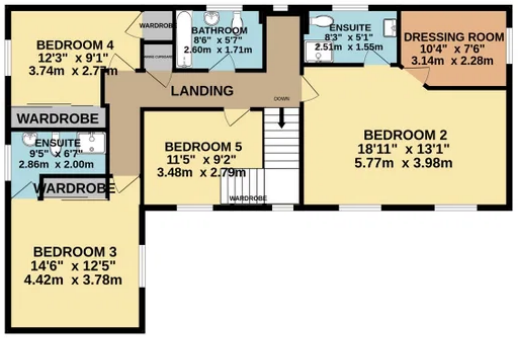




GROUND FLOOR
1227 sq.ft. (114.0 sq.m.) approx.



1ST FLOOR
1011 sq.ft. (93.9 sq.m.) approx.



TOTAL FLOOR AREA : 2238 sq.ft. (207.9 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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SERVICES
Service charge information, ground rent, and any associated leasehold costs have been provided to us by the seller and are believed to be accurate at the time of marketing. However, these figures have not been verified by us and should be confirmed by your solicitor during the conveyancing process before exchange of contracts.

ACCOMMODATION
Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or
have been tested by us. Purchasers should establish the suitability
and working condition of these items and services themselves.

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