

**£375,000**



**83 DUNRAVEN DRIVE, DERRIFORD, PLYMOUTH PL6 6AT**

**WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333**



A spacious three double bedroom detached property, occupying a well maintained south facing plot, situated in this highly sought after location and offering easy access to local amenities, including Derriford Hospital and Business Park. The living accommodation which is well presented throughout is arranged over two levels and comprises, an entrance hall, double bedroom, and family bathroom on the ground floor. On the first floor, the landing leads to a large lounge a modern fitted kitchen/diner and two further bedrooms both with built in wardrobes, bedroom one also has the benefit of an en-suite shower room.

Externally, to the front of the property there is a driveway providing parking for two leading to an integral garage and at the rear, there is a well maintained south facing garden.

The property also benefits from PVCu double glazing, gas central heating and is being offered to the market with no onward chain. An internal viewing is highly recommended to truly appreciate this wonderful family home.

### **LIVING ACCOMMODATION**

Approached through part glazed wooden front door to:

#### **ENTRANCE PORCH**

Door to:

#### **ENTRANCE HALL**

Stairs to first floor, built in storage cupboard and radiator. Door to:

#### **BEDROOM THREE**

PVCu double glazed window to the front, built in wardrobe and radiator.

#### **BATHROOM**

Matching suite comprising, a panelled bath with Mira electric shower over, low level WC, pedestal wash hand basin, heated towel rail, fully tiled walls, shaver socket, extractor fan and PVCu double glazed window to the side.

#### **FIRST FLOOR LANDING**

Doors to all first-floor accommodation and access to the loft.

#### **LOUNGE**

PVCu double glazed window to the front, living flame effect fire with stone surround, mantel and hearth, radiator, and double doors to:

#### **KITCHEN / DINER**

Roll edge worksurfaces with cupboard and drawers under and matching wall units, single drainer with one and a half bowl sink unit with mixer tap, built in electric double oven and four ring hob with extractor hood over, built in fridge freezer, radiator, PVCu double glazed window and sliding patio doors to the rear garden.

#### **BEDROOM ONE**

PVCu double glazed window to the front, radiator and built in wardrobes. Door to:



### EN-SUITE SHOWER ROOM

Tiled shower cubicle with inset Mira electric shower, low level WC, wash hand basin, tiled walls, shaver socket and PVCu double glazed frosted window to the side.

### BEDROOM TWO

PVCu double glazed window to the rear, built in wardrobes with sliding mirrored doors and radiator.

### EXTERNALLY

To the front of the property, there is a driveway providing parking for two cars, leading to the garage with an adjacent lawned garden. There is access to the side of the property which leads to the rear, where there is a patio area leading to a level south facing lawned garden with a host of established plants and shrubs and is enclosed by fence and hedge boundaries.

### GARAGE

Electric up and over door, wall mounted gas boiler which serves domestic hot water and central heating system, single drainer sink unit with cupboards under and wall units, and PVCu double glazed door to the side.

### 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.

### SERVICES

Mains water, gas, electricity and mains drainage.

### VIEWING

By appointment with Lawson

### OUTGOINGS

### FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

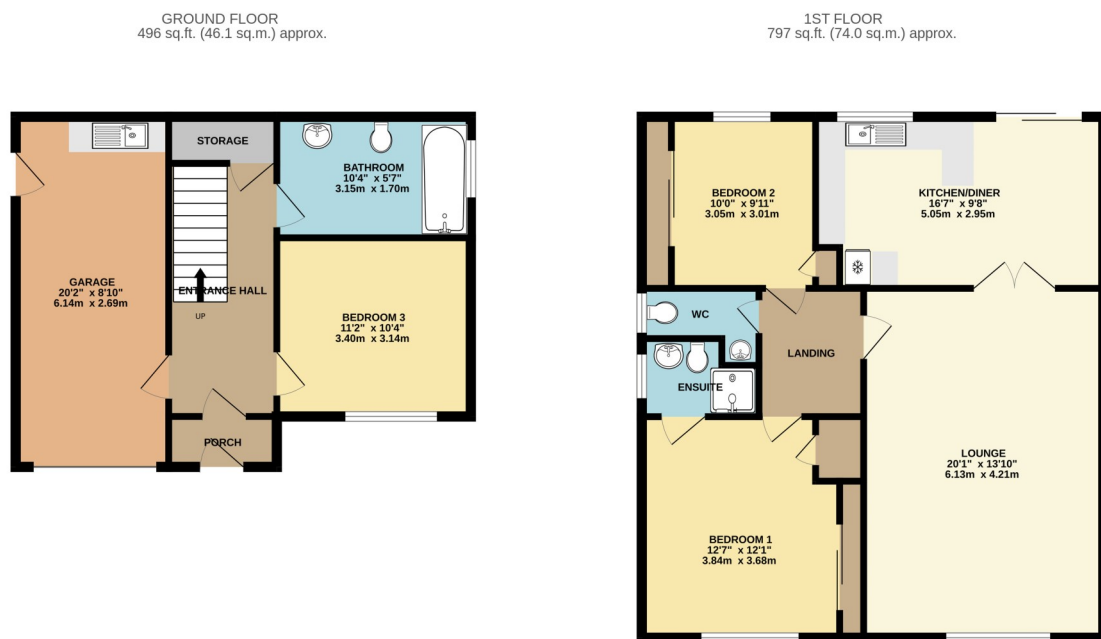
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EPC



TOTAL FLOOR AREA : 1292 sq.ft. (120.1 sq.m.) approx.

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