



8 AIRBORNE DRIVE, DERRIFORD, PLYMOUTH, PL6 8DP

Offers Over £365,000

FULL DESCRIPTION

A superb four-bedroom semi-detached property built by the award winning builder, Cavanna Homes in 2013 situated in this highly sought after North Plymouth development offering easy access to Derriford Hospital, The Business Park, and Marjon University. The living accommodation, which is beautifully presented throughout in tasteful, neutral colours is arranged over three levels and comprises, an entrance hall, comprehensively fitted kitchen/diner, cloakroom, and study/bedroom five on the ground floor.

On the first floor, there is a lounge, two further bedrooms and a bathroom. Finally, on the top floor there is a generous master bedroom suite with walk in dressing area and en-suite shower room and an additional bedroom.

Externally, there is a well-maintained rear garden and a garage & driveway.

The property also benefits from PVCu double glazing, gas central heating and solar panels. An internal viewing is highly recommended to truly appreciate this wonderful family home.

LIVING ACCOMMODATION

Approached through a recently fitted PVCu double glazed front door to:

ENTRANCE HALL

Stairs to first floor, porcelain tiled flooring, radiator, alarm control panel, PVCu double glazed window to the side and door to:

KITCHEN/DINER

Comprehensively fitted with 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 oven and four ring gas hob with extractor hood over, built in fridge freezer, plumbing for washing machine, porcelain tiled flooring, built in storage cupboard with lighting, PVCu double glazed window and French doors to the rear garden.

CLOAKROOM

Low level WC, pedestal wash hand basin, porcelain tiled flooring and radiator.

STUDY/BEDROOM 5

PVCu double glazed window to the front and radiator.

FIRST FLOOR LANDING

Stairs to the second floor and doors to all first-floor accommodation.

LOUNGE

Two PVCu double glazed windows to the rear and two radiators.



BATHROOM

Matching suite comprising, a panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, heated towel rail, part tiled walls and extractor fan.

BEDROOM TWO

PVCu double glazed window to the front and radiator.

BEDROOM FOUR

PVCu double glazed window to the front and radiator.

TOP FLOOR LANDING

Door to:

MASTER BEDROOM

Two PVCu double glazed windows to the front, radiator and access to the dressing area with two sets of built in wardrobes and door to:

EN-SUITE SHOWER ROOM

Tiled shower cubicle with inset Mira shower, low level WC, pedestal wash hand basin, heated towel rail and PVCu double glazed window to the rear.

BEDROOM THREE

PVCu double glazed window to the rear and radiator.

EXTERNALLY

To the front, there is a driveway providing parking for one car leading to the garage. To the rear, a patio area leads to a lovely lawned garden incorporating a further patio area and is enclosed by fence and wall boundaries.

GARAGE

Up and over door with power and light connected.

UTILITIES

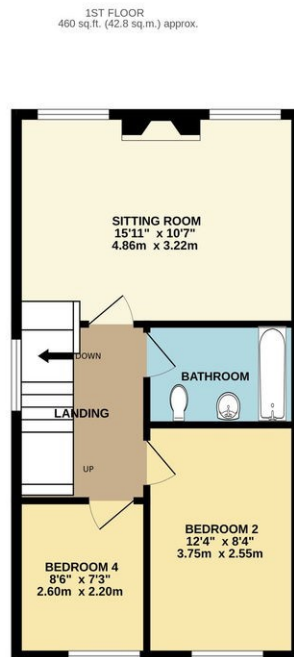
Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection ADSL, FTTC and FTTP.

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.







TOTAL FLOOR AREA: 1570 sq.ft. (145.8 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

Mains water, gas, electricity and mains drainage.
mobile coverage likely, broadband connection is ADSL, FTTC and FTTP available.

VIEWINGS

By appointment with LAWSON.

OUTGOINGS

We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2025/2026 is £2,325.42 (by internet enquiry with Plymouth City Council).

STRICTLY BY APPOINTMENT ONLY

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy.
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