



108 DUNRAVEN DRIVE, DERRIFORD, PLYMOUTH, PL6 6AT

PRICE £575,000

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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.

FULL DESCRIPTION

A stunning four bedroom detached property which has been the subject of recent modernisation by the current owners, now finished to an exceptionally high specification, standing on a generous landscaped plot that backs onto Woodland, situated in this highly regarded residential location, offering easy access to local amenities. The living accommodation which is beautifully presented throughout in tasteful, neutral colours is arranged over two levels and comprises, an entrance hall with stairs ascending to the ground floor, where you will find a lounge with French doors leading to the rear garden, open plan kitchen/diner with a comprehensively fitted kitchen (fitted in 2021) with a host of integrated appliances which leads to a utility room, cloakroom and a very large gym/family room.

On the first floor, the landing leads to a modern family bathroom and four good sized bedrooms, the master has access to a large walk-in dressing room and stunning en-suite bathroom with double jacuzzi bath and separate shower cubicle.

Externally, to the front of the property there is a driveway providing parking for approximately three cars with an adjacent garden which then leads to a landscaped rear garden with pergola and summer house, greenhouse & shed to remain.

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

LIVING ACCOMMODATION

Approached through part glazed front door to:

ENTRANCE HALL

Stairs to ground floor and doors to all first floor accommodation.

ON THE GROUND FLOOR

LOUNGE

Living flame electric fire with stone surround, mantel and hearth, PVCu double glazed French doors leading to the rear garden, double doors to:

KITCHEN / DINER

Comprehensively fitted with Silistone worktops incorporating a one and a half bowl sink unit with boiling water mixer tap, cupboard and drawers under and matching wall units with underlighting, AEG electric oven and five ring induction hob, built in dishwasher, microwave oven, PVCu double glazed window overlooking the rear garden, PVCu double glazed door to side and patio doors to rear garden. The kitchen then leads into:



UTILITY AREA

Silistone worktops with cupboard and drawers under and matching wall units, plumbing for washing machine, radiator and door to:

CLOAKROOM

Low level WC, wash hand basin with cupboard under, heated towel rail and extractor fan.

GYM/FAMILY ROOM

Radiator.

FIRST FLOOR LANDING

Doors to all first floor accommodation and vertical radiator.

BEDROOM ONE

PVCu double glazed French doors leading to a glass Juliette balcony overlooking the rear garden, radiator and access to:

DRESSING ROOM

Two PVCu double glazed windows to the front, radiator and door to:

EN-SUITE BATHROOM

Double jacuzzi bath with mixer tap and changeable lighting, double shower cubicle with inset rain head shower, wash hand basin with cupboards under, low level WC, heated towel rail and a built in cupboard housing the water cylinder.

BEDROOM TWO

PVCu double glazed window to the rear, built in storage and radiator.

BEDROOM THREE

PVCu double glazed window to the rear, walk in storage cupboard/study area with PVCu double glazed window to the front (this was previously an en-suite shower room).

BEDROOM FOUR

PVCu double glazed window to the front, access to loft and radiator.

BATHROOM

Matching suite comprising, a panelled bath with rain head shower over, low level WC, wash hand basin with cupboards under, vanity mirror, heated towel rail and PVCu double glazed frosted window to the front.

EXTERNALLY

To the front of the property, there is a driveway providing parking for approximately two/three cars with an adjacent garden and there is a path to the side of the property which leads to the rear. To the rear of the property, there is a raised decking area leading to the landscape gravelled garden which in turn leads to a level garden. The garden is enclosed by fence boundaries and backs onto woodland and there is also shed, pergola and summer house to remain at the property.



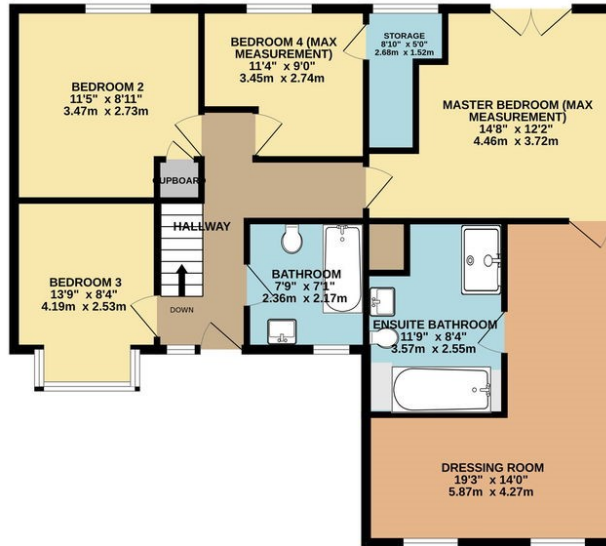


FLOOR PLAN

LOWER FLOOR
924 sq.ft. (85.8 sq.m.) approx.



GROUND FLOOR
950 sq.ft. (88.2 sq.m.) approx.



TOTAL FLOOR AREA: 1874 sq.ft. (174.1 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 FTTC and ADSL available.

VIEWINGS

By appointment with LAWSON.

OUTGOINGS

We understand the property is in band 'E' for council tax purposes and the amount payable for the year 2024/2025 is £2,707.06 (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. Copyright Lawson 2024

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Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). Please note we are unable to issue a memorandum of sale until the checks are complete.

Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

