

Price £450,000 Freehold



181 DUNRAVEN DRIVE, DERRIFORD, PLYMOUTH PL6 6AZ

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A spacious and well presented three/four bedroom detached bungalow situated in this highly sought after residential location offering easy access to local amenities including Derriford Hospital and business park. The living accommodation comprises spacious entrance hall, lounge, modern fitted kitchen/diner, three double bedrooms (two with built-in wardrobes) study, modern shower room, separate w.c, the vendors have converted the original garage into a good sized games room/bar.

Externally the property stands on a fairly level plot which incorporates front, rear and side gardens and a cellar. The property also benefits from PVCu double glazing, gas central heating and an internal viewing is highly recommended to truly appreciate this family home.

The living accommodation.

Approached via a PVCu double glazed front door to.

ENTRANCE HALL

Radiator, access to loft and built in storage.

LOUNGE

PVCu double glazed window to front, radiator.

KITCHEN/DINER

Roll edged work surfaces with cupboards and drawers under and matching wall units, single drainer and one and a half bowl stainless steel sink unit with mixer tap over, plumbing for dishwasher, built in Range oven with extractor hood over, PVCu double glazed door and French doors to rear garden, PVCu double glazed window to front and side.

BEDROOM ONE

PVCu double glazed window to rear, built in wardrobe, radiator.

BEDROOM TWO

PVCu double glazed window to rear, built in wardrobe, radiator.

BEDROOM THREE

PVCu double glazed window to rear, radiator.

STUDY/BEDROOM FOUR

PVCu double glazed window to front, radiator.

SHOWER ROOM

Comprising tiled shower cubicle with inset rain head shower, low level w.c, wash hand basin with cupboards under, fully tiled walls, tiled floor, heated towel rail, extractor fan, PVCu double glazed frosted window to side.

CLOAKROOM

Low level w.c, wash hand basin with cupboard under, PVCu double glazed frosted window to side.

GAMES ROOM

PVCu double glazed window to front, PVCu double glazed door to garden, built in bar, radiator.

EXTERNALLY

FRONT- Herringbone driveway providing parking for two cars leads to a covered carport providing additional parking with adjacent garden. To the side of the property there is a patio area which gives access to the

REAR - There is a patio area leading to a lawned garden with pergola and enclosed by fenced boundaries. Door gives access to.



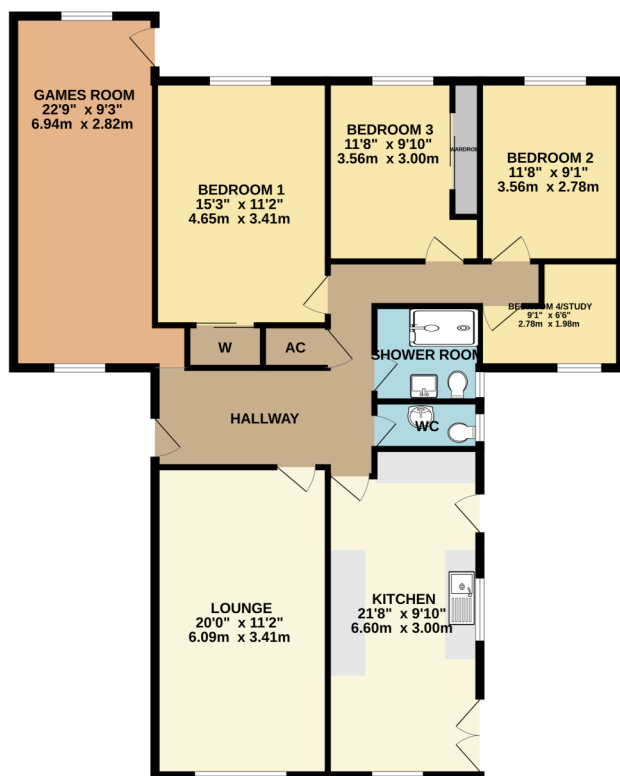
BASEMENT/CELLAR

With power connected and plumbing for washing machine.

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.

GROUND FLOOR



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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

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). These details are subject to change.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

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