



**95 LOOSELEIGH LANE, DERRIFORD, PLYMOUTH, PL6 5HH**

**PRICE £590,000**

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## FULL DESCRIPTION

A stunning four bedroom extended detached property which has been the subject of complete modernisation by the current owners, to include the installation of a contemporary kitchen/ breakfast room, a luxury modern bathroom suite, new windows to most rooms and redecoration and flooring throughout in tasteful neutral colours. The property occupies an extremely generous landscaped plot which incorporates a driveway providing parking for up to 4 vehicles leading to a single garage with an adjacent workshop and both front and rear gardens predominately laid to lawn incorporating a large patio area and timber shed.

The property also offers access to a host of local amenities including, Derriford Hospital and enjoys far reaching views from the front elevation.

An internal viewing is highly recommended to truly appreciate the wonderful finish and specification of this family home.

## LIVING ACCOMMODATION

Approached through a PVCu double glazed front door to:

### ENTRANCE HALL

Oak flooring, radiator, stairs to first floor and doors to all ground floor accommodation.

### LOUNGE

PVCu double glazed window to the front with far reaching views, PVCu double glazed windows overlooking the rear garden, built in storage cupboard, radiator, wood burning stove standing on a slate hearth with stone surround.

### KITCHEN

Comprehensively fitted with Quartz roll edge worksurfaces with cupboards and drawers under and matching wall units, island unit with Quartz worktop incorporating a five ring Neff induction hob with remote control extractor hood over with built in lighting, single drainer sink unit with mixer tap, built in Bosch electric double oven, built in Neff dishwasher, built in fridge freezer and wine fridge, walk in larder cupboard/gin bar, oak flooring, radiator, PVCu double glazed window to the rear, PVCu double glazed French doors to rear garden, PVCu double glazed window to the front enjoying far reaching views.

### UTILITY / CLOAKROOM

Comprising, low level WC, pedestal wash hand basin with cupboards under, wall mounted gas boiler serving domestic hot water and central heating system.

### FIRST FLOOR LANDING

Floor to ceiling window overlooking the rear garden, access to the loft, built in storage cupboard.







### **BEDROOM ONE**

Two PVCu double glazed windows to the front with far reaching views, built in wardrobe, radiator.

### **BEDROOM TWO**

PVCu double glazed window to the front with far reaching views, radiator.

### **BEDROOM THREE**

PVCu double glazed window to rear, radiator.

### **BEDROOM FOUR**

PVCu double glazed window to the rear, radiator.

### **BATHROOM**

Luxury fitted suite comprising, tiled shower cubicle with inset rain head shower, panelled bath with mixer tap, wash hand basin, low level WC, heated towel rail, porcelain tiled floor, PVCu double glazed frosted window to the side.

### **EXTERNAL**

To the front of the property, there is a driveway providing parking for approximately 3/4 vehicles which leads to the garage with a generous adjacent lawned garden.

To the rear of the property, there is a large well maintained landscaped garden predominately laid to lawn incorporating a large patio area and timber shed, enclosed by fence boundaries.

### **GARAGE**

Electric up and over door with power connected. The workshop also has power and light connected.

### **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.









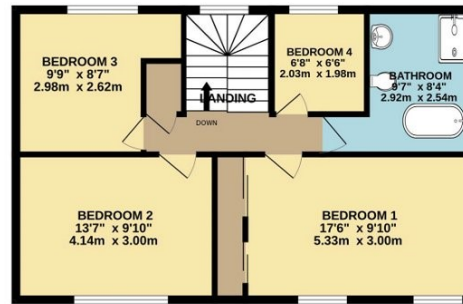


# FLOOR PLAN

GROUND FLOOR  
1096 sq.ft. (101.8 sq.m.) approx.



1ST FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA: 1703 sq.ft. (158.2 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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## UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connections are FTTC and ADSL.

## OUTGOINGS PLYMOUTH

We understand the property is in band 'F' for council tax purposes and the amount payable for the year 2024/2025 is £3,199.25 (by internet enquiry with Plymouth City Council). These details are subject to change.

## VIEWINGS

By appointment with LAWSON.

## 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



