



31 Roborough Avenue, Derriford, Plymouth, PL6 6AQ





## Guide Price £375,000



Enjoying a quiet and peaceful location, this spacious four-bedroom detached property comprises on the ground floor; a porch, an entrance hall, sitting/dining room, conservatory, fitted kitchen with oven, grill, washing machine and electric hob. A door from the kitchen provides access to the side of the property where there is a garden store and a side door to the garage. There is also access to the garden via the conservatory. On the first floor there are four bedrooms with bedroom three and four having lovely views, and there is a family bathroom.

Externally to the front there is a garden laid to lawn with a variety of shrubs, a driveway providing parking and access to the larger than average garage which has an up and over door, side door and lighting. To the rear there is an enclosed level garden mainly laid to lawn with well-established flower beds and hedges.



This is a versatile home which occupies a quiet and almost semi-rural location. A viewing can be most strongly recommended. The excellent range of location facilities include the nearby Derriford/Nuffield Hospitals, Park and Ride, various Business and Science Parks and regular public transport to the City Centre some five miles distant.

To view this property call Lang Town & Country Estate Agents on **01752 456000**.









TOTAL FLOOR AREA: 1314 sq.ft. (122.1 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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