



29 Warleigh Crescent, Derriford, Plymouth, Devon, PL6 5BS



# Guide Price £440,000



Lang Town and Country are pleased to present this delightful four-bedroom detached family home occupying an enviable position at the end of this highly sought after cul de sac providing easy access to Derriford Hospital and the surrounding science park.

The plot incorporates a long driveway to the front with the potential to widen, leading to a detached garage with electric roller door with paths leading to a stunning secluded rear garden enjoying a good degree of privacy and a wonderful sunny, south facing aspect. The garden also features a decked sun terrace and a timber-built workshop.

The property has been in the same ownership since it was built in 1997 by Wain Homes and has been exceptionally well maintained ever since and is a credit to the current owners.

The accommodation comprises an entrance hall with stairs to the first floor and a door to the cloakroom. The living room has a bay to the front allowing light to flood in and communicating double doors to the separate dining room, which in turn has French doors leading to the conservatory. The conservatory has French doors leading to the stunning and secluded rear garden. The kitchen is fully fitted with a single drainer sink unit, range of base units, with laminate worksurfaces and matching wall cupboards, there is plumbing for a dishwasher and also a window overlooking the garden. There is a door to the useful utility room which has plumbing for a sink.

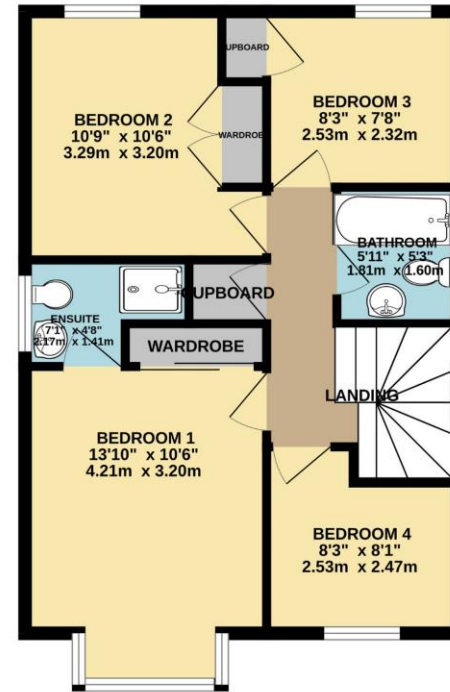
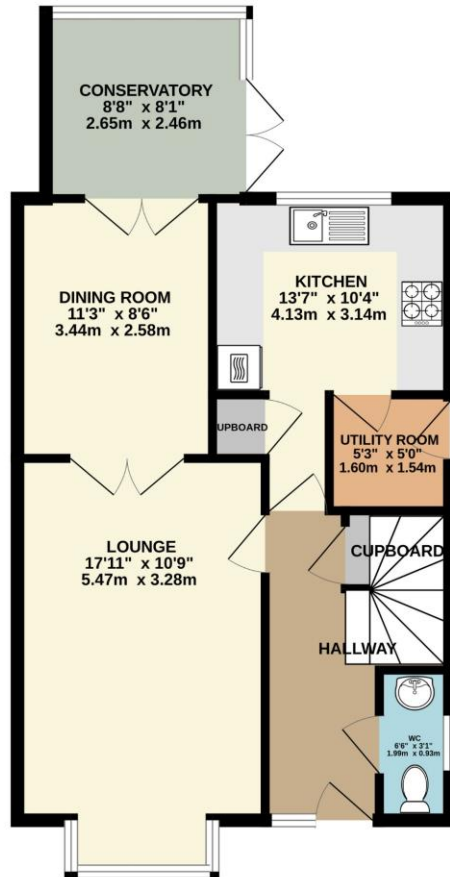
On the first floor there are four bedrooms, with the master having an en-suite shower room. The immaculate family bathroom comprises a panelled bath with a shower fitment over, vanity unit, W.C and fully tiled walls.

We would recommend an early viewing to appreciate this beautifully maintained family home in a great location.



To view this property call Lang Town & Country Estate Agents on 01752 256000.





TOTAL FLOOR AREA : 1111 sq.ft. (103.2 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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