



34 Windermere Crescent, Derriford, Plymouth, Devon, PL6 5HX



Guide Price £550,000



Lang Town and Country are pleased to offer this detached family home situated in the ever-popular Derriford area. The property is close to all local amenities such as shops, schools with easy access to Dartmoor national park and only minutes from Derriford Hospital. This spacious property is set on a generous plot with ample parking in front of the double garage.

The accommodation comprises an entrance hall with stairs to the first floor and door to the separate cloakroom. The spacious lounge dual aspect room has a window to the front with an open outlook and patio doors to the rear and access to the versatile dining area/ playroom. The stunning kitchen is fully fitted with a range of base units with attractive laminate worksurfaces and matching wall cupboards. There are a range of integrated appliances including a 'AEG' double oven and microwave, hob with extractor hood and dishwasher.

The access to the very useful utility room and there is a breakfast room and study on this level, perfect for those who work from home.

On the first floor there are four generous bedrooms, with the master bedroom having an en-suite bathroom, comprising a bath with shower over, wash hand basin with storage, W.C. mirrored cabinet and part tiled walls. There is access from the main bedroom to a balcony, via patio doors where you can enjoy the far-reaching views. The family shower room comprises a shower cubicle, wash hand basin, built in storage, W.C, part tiled walls and a mirrored cabinet.

The property occupies a good-sized plot approached from the front via a paved pathway to the entrance porch and a garden area laid mainly to lawn with a variety of flowers, bushes, and shrubs. To the right side of the house a gate and pathway continue onto the rear.

At the rear there lies a good-sized, recently landscaped, enclosed L shaped garden. The garden is predominantly laid to lawn with a variety of bushes, shrubs, and a decked area where you can sit relax and enjoy the evening sun. Adjoining the property there is a paved patio area with an outside tap and light.

The property has a double garage with remote controlled metal doors and a double width driveway with parking for two cars.

The property benefits from photovoltaic solar panels which bring a good income to the household.

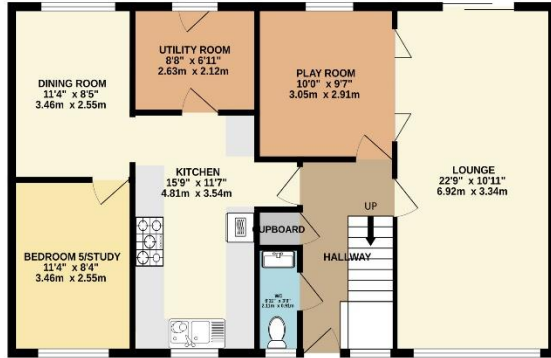
We recommend an early viewing to appreciate this fine family home in a very popular residential area.



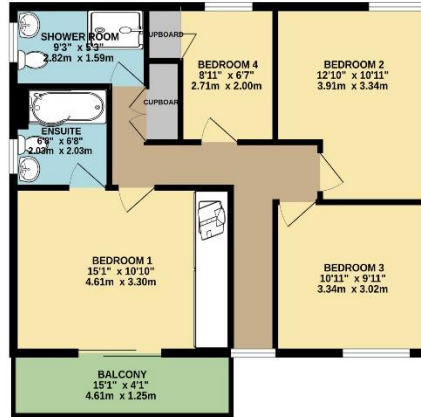
To view this property call Lang Town & Country Estate Agents on **01752 256000**.



GROUND FLOOR
852 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA: 1512 sq.ft. (140.5 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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