







DC
LANE

SELL • LET • MANAGE

Moorland View, Plymouth, PL6 6AN

£375,000 Freehold

 3  2  2  D



£375,000

Moorland View

Plymouth, PL6 6AN

- Link Detached Family Home
- Sought After Derriford Location
- Bifold Doors to Veranda
- Far Reaching Views to Cornwall
- Long Driveway
- Three Bedrooms
- Garden Facing Extension
- Generous Rear Garden
- Garage
- Council Tax Band D

DC Lane are delighted to offer to the market this deceptively spacious and immaculately presented three bedroom link detached family home in the highly sought after location of Derriford in North Plymouth with close proximity to Derriford Hospital, superstores, excellent schooling and within easy access to Dartmoor National Park and all major routes.

Offering ideal family living and entertaining spaces the property comprises of welcoming entrance porch and hallway which leads on to the bright and airy front reception room with wood burner opening into the impressive garden facing family dining room and kitchen with plentiful cabinets, double ovens and flooded with light through two skylights and rear facing window. The dining room provides direct access through modern bifold doors onto a composite decked veranda that spans the width of the property and with outdoor power this is the most perfect spot for a hot tub. Partially covered the current owners have enjoyed the far reaching views to Cornwall and Dartmoor whatever the season. An extremely useful utility room, well appointed shower room and door access to the integral garage with recently installed gas central heating boiler completes the ground floor accommodation.

To the first floor there are three spacious bedrooms all with built in wardrobes and a modern family bathroom. The loft with ladder and light is partially boarded and there is a useful linen cupboard.

The impressive private and secluded rear garden is generous in size and features a further composite deck, a lovely Italian porcelain patio area and easy to maintain lawn enclosed by panelled fencing. There is storage underneath the veranda and access along the side of the property to the front via pedestrian gate. The front garden is lawned and there is a long driveway for two cars.

On a sizeable plot and with splendid rear views this certainly is an exceptional home in an enviable location and a viewing is highly recommended.



Ground Floor

Lounge	13'10" x 23'8" (4.23 x 7.23)
Dining Room	13'10" x 8'6" (4.23 x 2.60)
Kitchen	11'4" x 11'11" (3.46 x 3.65)
Shower Room	4'7" x 7'4" (1.40 x 2.25)
Utility Room	8'10" x 5'1" (2.70 x 1.55)
Garage	8'10" x 9'10" (2.70 x 3.00)

First Floor

Bedroom One	13'10" x 9'7" (4.23 x 2.93)
Bedroom Two	13'10" x 7'8" (4.23 x 2.34)
Bedroom Three	6'11" x 8'10" (2.13 x 2.71)
Bathroom	6'11" x 5'0" (2.13 x 1.53)





Directions

From our office at 99 Mutley Plain, head north on Mannamead Road. At Manadon Roundabout, take the 4th exit onto the A386 slip road to Tavistock. Travel along Tavistock Road, keeping left to continue on Tavistock Road. At Derriford Roundabout, take the 2nd exit and stay on Tavistock Road. Turn Left onto Powisland Drive, then turn Left onto Roborough Avenue. Continue Straight on to Moorland View.

Council Tax Band: D

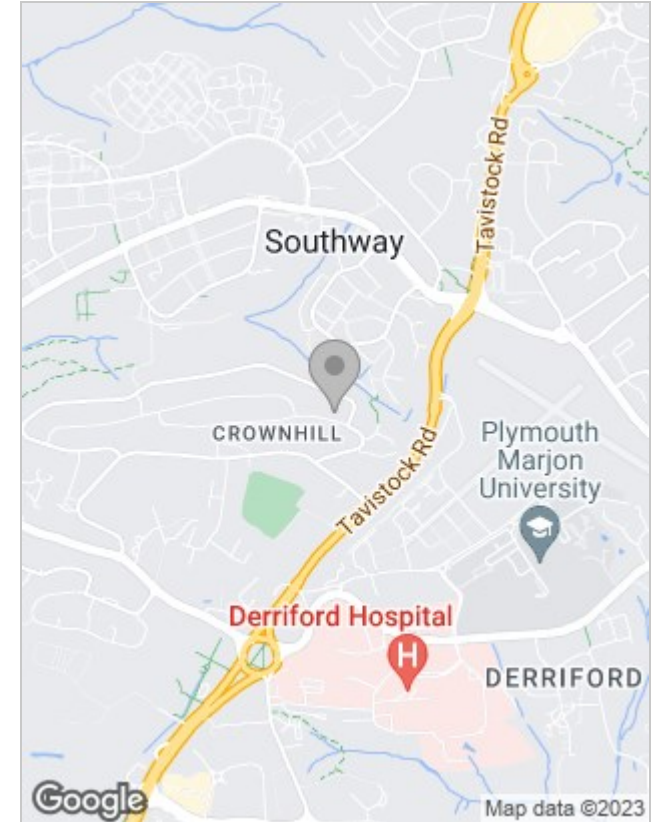




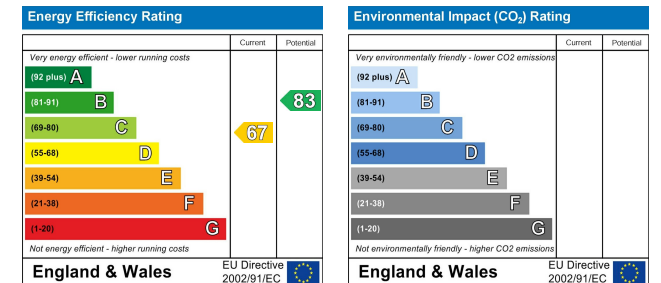
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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