



SELL • LET • MANAGE

Airborne Drive, Plymouth, PL6 8DP  
Asking price £300,000

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# Airborne Drive

Plymouth, PL6 8DP

- Modern Semi Detached Family Home
- Arranged Over Three Storeys
- Four Double Bedrooms
- Private Gated Parking For 2 Cars
- Tastefully Presented
- NHBC Warranty
- Derriford Location
- Bathroom & Shower Room
- Large Garden with Summerhouse
- Sought After Development

DC Lane are thrilled to present to the market this immaculate 'show home style' four bedroom semi detached house located in the highly regarded Cavanna Homes development in Derriford. Ideally placed for local amenities, it is a short walk to Derriford Hospital and convenient access to major routes in all directions including the City Centre, A38 and north towards Dartmoor and Tavistock.

Offering versatile family living and entertaining areas, this delightful property is arranged over three storeys and boasts natural light throughout. Double fronted facade, set in a pretty front garden provides entry into the spacious living room with storage cupboard and leads to the well appointed kitchen/diner with door for garden access. Stairs rise to the first floor with two double bedrooms each with box window bay and a family bathroom. The second floor presents a further two double bedrooms with built in wardrobes and shower room.

Externally the rear garden has a patio slabbed area, artificial grass, decked terraces and is enclosed by fence boundaries, a wonderful low maintenance garden for relaxation and entertainment. A summerhouse with electric and power would make an ideal home office or hideaway. The parking with two allocated bays is gated and allows private secure rear access to the property. The two year old hot tub could be included within the sale.

This spectacular family home is beautifully presented and boasts ample storage, owned solar panels and remaining NHBC Warranty. Currently arranged as four bedrooms the property could easily be utilised as three bedrooms and dining room. A viewing is highly recommended, an exceptional property in an enviable location.

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## Ground Floor

Living Room 15'2" x 12'7" (4.64 x 3.85)

Kitchen/Diner 12'5" x 12'7" (3.80 x 3.85)

## First Floor

Bedroom One 11'5" x 12'7" (3.50 x 3.85)

Bedroom Two 9'6" x 12'7" (2.90 x 3.85)

Bathroom 7'2" x 5'10" (2.20 x 1.80)

## Second Floor

Bedroom Three 9'1" x 12'7" (2.78 x 3.85)

Bedroom Four 10'11" x 12'7" (3.35 x 3.85)

Shower Room 6'6" x 5'10" (2.00 x 1.80)





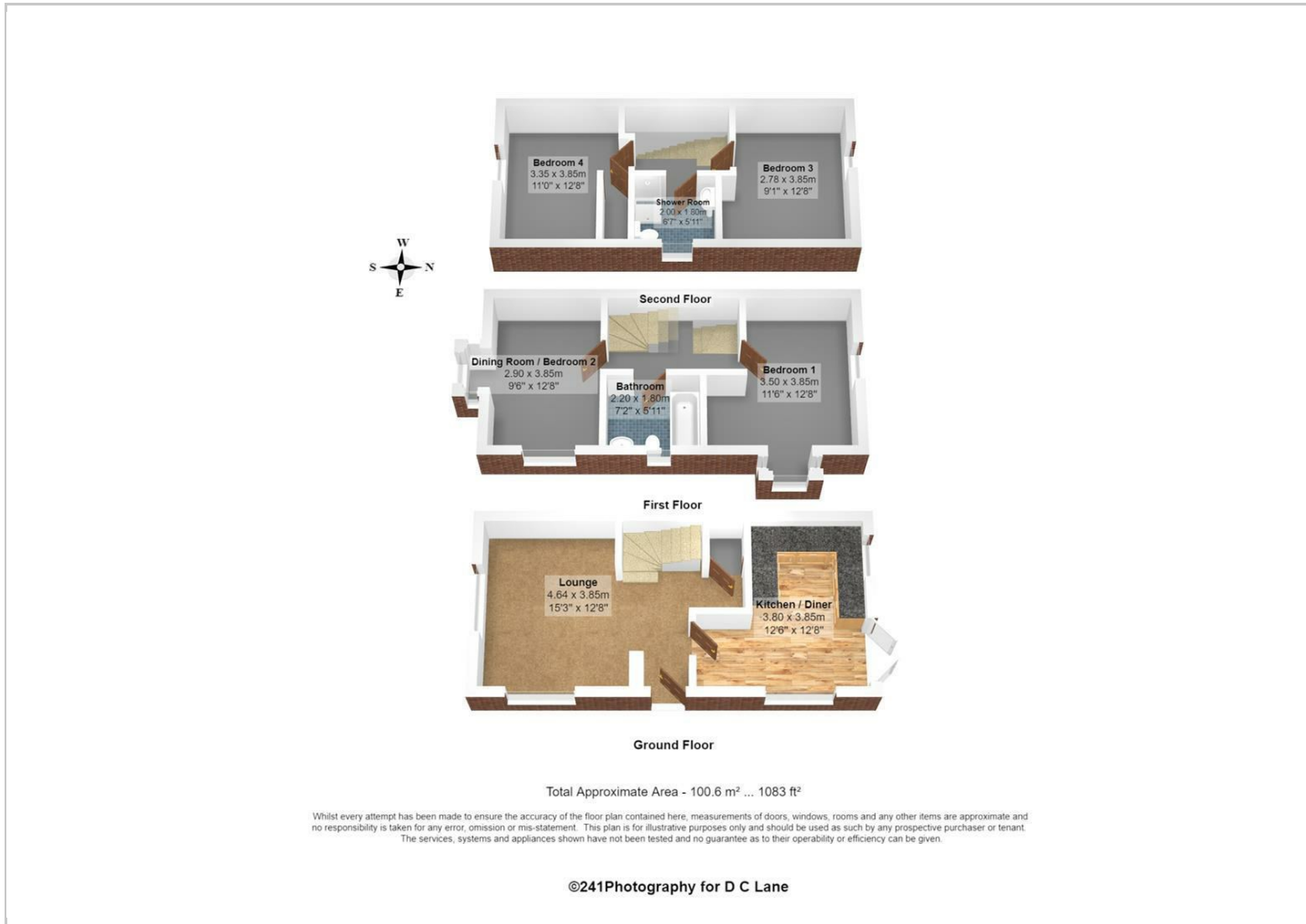
## Directions

From the A38 Westbound, come off at Manadon Roundabout taking the fifth exit heading for Derriford Hospital. Continue on Tavistock Road following lane directions for the Hospital. At the roundabout take the Third exit onto Derriford Road. Turn Left onto Airborne Drive and follow the road to the end, the property can be found on the right.





## Floor Plans

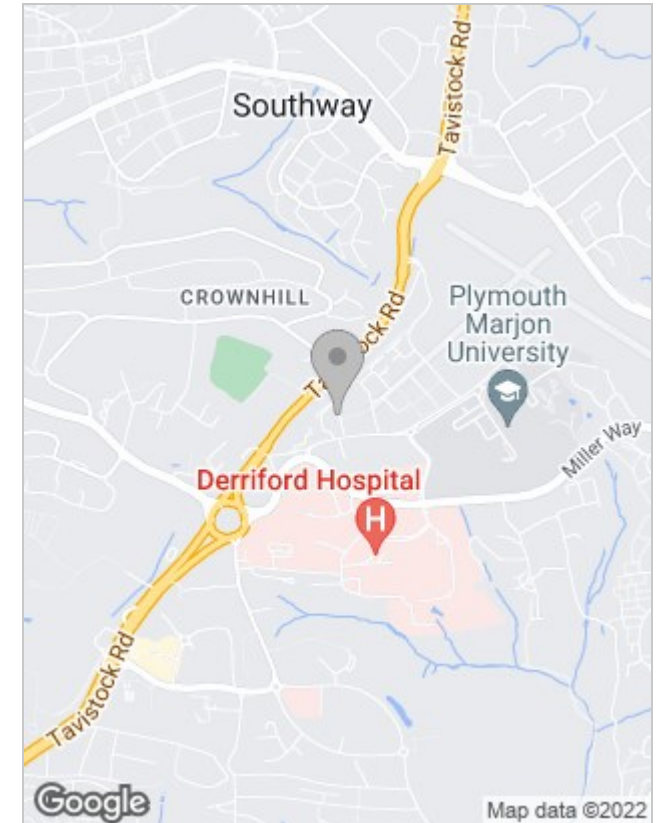


## Viewing

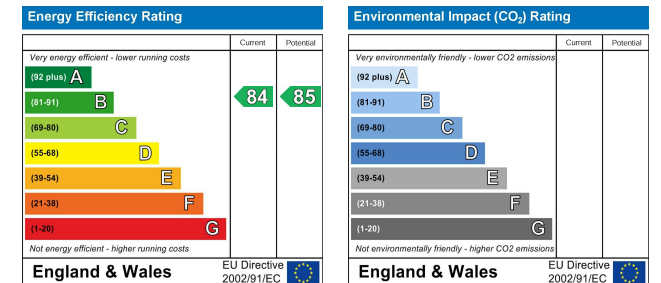
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Location Map



## Energy Performance Graph



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