



## 139 Looseleigh Lane

Derriford, Plymouth, PL6 5JE

Offers Over £800,000



An incredible opportunity to purchase this completely unique property set within a secluded plot at the end of a private gated driveway. The house is set within generous grounds with gardens to the front, side and rear elevations together with plentiful off-road parking, garaging & car port. The accommodation briefly comprises an entrance hall, downstairs cloakroom/wc, dual aspect lounge, large separate dining room, conservatory, kitchen/breakfast room & a glazed walk-through leading to the utility room. On the first floor there are 4 double bedrooms, family bathroom & master ensuite bathroom. Double-glazing & central heating. No onward chain.



## LOOSELEIGH LANE, PLYMOUTH, PL6 5JE

### ACCOMMODATION

Hard wood front door with obscured glazed panel to the side opening into the entrance hall.

### ENTRANCE HALL 14'2 x 6'1 (4.32m x 1.85m)

Staircase ascending to the first floor. Doors providing access to the ground floor accommodation. Beautiful arched stained glass window over the staircase.

### LOUNGE 25'6 x 14'8 (7.77m x 4.47m)

Triple aspect room with a walk-in bay window to the front elevation, a window to the side elevation and sliding doors to the rear. Central chimney breast with a polished limestone fireplace and a matching surround and hearth and a fitted 'Living Flame' style fire.

### DINING ROOM 19'7 x 11'9 (5.97m x 3.58m)

A large formal dining room providing space for an additional seating area if required. Serving hatch through to the kitchen/breakfast room. Glazed double doors with matching full-height windows either side opening into the conservatory.

### CONSERVATORY 10'8 x 9'11 (3.25m x 3.02m)

Pitched polycarbonate glazed roof. Hard wood flooring. Timber double-glazed windows. Doors opening to outside.

### KITCHEN/BREAKFAST ROOM 17'9 x 10'8 (5.41m x 3.25m)

Fitted with a range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Inset stainless-steel one-&a-half bowl sink unit. Free-standing American style fridge-freezer. Built-in Neff double ovens. Built-in Neff dishwasher. Space for table and chairs. 2 windows to the rear elevation overlooking the garden. Doorway to the side elevation opening into the walkway leading to the utility room.

### WALKWAY 11'9 x 6'2 (3.58m x 1.88m)

Double-glazed windows and doors at both side elevations leading to outside. Separate door opening into the utility room.

### UTILITY ROOM 9'9 x 5'10 (2.97m x 1.78m)

Fitted with a stainless-steel sink with cupboard beneath. Floor-mounted Worcester gas boiler. Wall-mounted consumer unit. Space for washing machine. Space for tumble dryer. Coat hooks. Window to the rear elevation. Velux skylight.

### DOWNSTAIRS CLOAKROOM/WC

Fitted with a wc and a wall-mounted basin. Under-stairs storage cupboard with shelving. Cloak cupboard with hooks and low level shelf for shoes.

### FIRST FLOOR LANDING 13'2 x 8'8 incl stairs (4.01m x 2.64m incl stairs)

Providing a generous approach to the first floor accommodation. Hard wood hand rail and balustrade. Loft access hatch. Built-in cupboard with shelving.

### BEDROOM ONE 17'1 x 13' (5.21m x 3.96m)

A large master bedroom with 2 windows to the front elevation. Extensive range of built-in bedroom furniture including wardrobes, cupboards, drawer units and dressing table. Doorway opening into the ensuite bathroom.

### ENSUITE BATHROOM 9'4 x 9'4 (2.84m x 2.84m)

Comprising a corner-style air bath with a mixer tap shower system, separate enclosed shower, wc and twin wash hand basins set into a cabinet providing storage. Additional wall-mounted bathroom cabinet with mirror doors. Alcove with glass shelving and display light. Towel rail/radiator. Fully-tiled walls. Inset ceiling spotlights. Window to the side elevation.

### BEDROOM TWO 15'1 x 14'8 max dimensions (4.60m x 4.47m max dimensions)

Bay window to the front elevation with a built-in dressing table. Range of matching bedroom furniture including wardrobes and cupboards.

### BEDROOM THREE 14'8 x 9'6 (4.47m x 2.90m)

Built-in wardrobe with sliding mirrored doors. Window to the side elevation.

### BEDROOM FOUR 12'4 to wardrobe rear x 9'5 (3.76m to wardrobe rear x 2.87m)

Built-in wardrobe with sliding mirrored doors. Window to the front elevation. Inset ceiling spotlights.

### FAMILY BATHROOM 9'5 x 6'5 (2.87m x 1.83m'1.52m)

Comprising a bath, separate shower, wc and a wash hand basin set into a cabinet with storage beneath. Bathroom cabinet with mirrored doors. Recessed display alcove with glass shelving and spotlighting. Towel rail/radiator. Fully-tiled walls. Inset ceiling spotlights. Window to the rear elevation.

### GARAGE 19' x 11' (5.79m x 3.35m)

Up-&-over door to the front elevation. Side access door. Loft storage which extends over the car port. Bench to the rear. Shelving units.

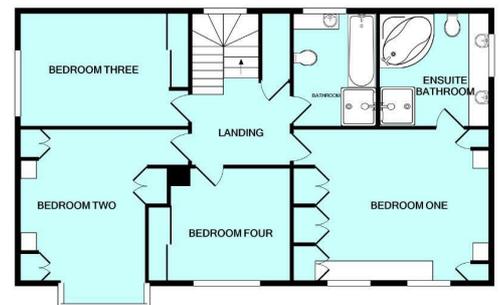
### OUTSIDE

A private gated driveway provides access to the property. To the front there is a large paved parking and turning area leading to the car port, garage and main front entrance. The gardens to the front are laid to lawn with mature planting. The gardens to the side and rear elevations are beautifully landscaped with areas laid to lawn with an extensive range of paving including natural slate and granite. Part of the garden is enclosed by beautiful high stone walls.

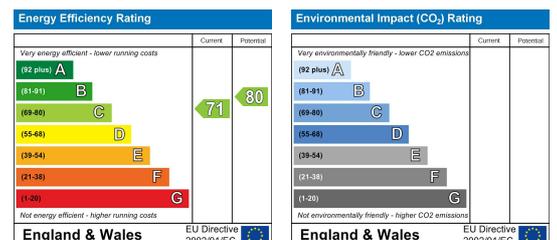
## Area Map



## Floor Plans



## Energy Efficiency Graph



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