Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

103 Looseleigh Lane

Derriford, Plymouth, PL6 5HH

Guide Price £450,000

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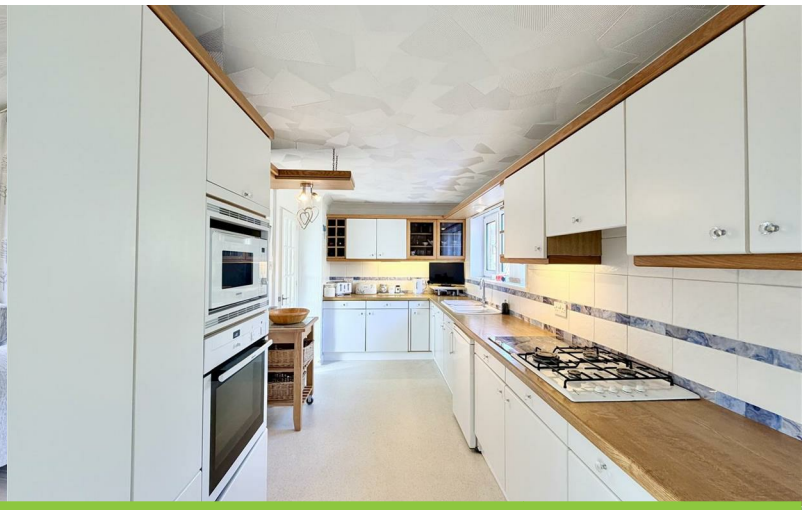

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LOOSELEIGH LANE, DERRIFORD, PLYMOUTH, PL6 5HH

LOCATION

Found in the southern part of Derriford in this popular, mainly residential area with a good variety of local services & amenities to hand. Nearby access to Derriford Hospital & Business Parks. Convenient access into the city & close by connection to major routes in other directions.

SUMMARY

A substantial detached house built circa 1969 & has been in the same ownership since 1987. The property looked after well, extensively upgraded & improved for example with a new central heating system including the boiler & radiators installed around 5 years ago, electrics also upgraded with new consumer units at a similar stage. The property providing a most well presented & comfortably appointed light & airy home.

On the ground floor an external porch, spacious central hall, generous-size dual aspect lounge, separate light & airy dining room, spacious integrated kitchen/breakfast room & useful utility room.

At first floor level a landing with access to 4 double bedrooms & a well appointed family bathroom/wc. A generous-sized loft over which is part floored for storage.

The property stands on a relatively large plot with front gardens, wide side areas & a good-sized rear garden which has been well kept. Excellent parking on the drive with space for 3 vehicles. Access to a substantially built garage with under-floor storage. This relatively wide plot afford potential to perhaps to extend on either side & create more parking or larger garage if desired, subject to of course any necessary consent.

ACCOMMODATION

GROUND FLOOR

STORM PORCH

7'6 x 5'1 (2.29m x 1.55m)

HALL

20'4 x 7'6 (including stairwell) (6.20m x 2.29m (including stairwell))

Storage cupboard.

LOUNGE

20' x 13'11 maximum (6.10m x 4.24m maximum)

Dual aspect with picture window to the front. Window & patio sliding door to the rear garden. Fireplace with gas supply laid on. Deep under-stairs storage cupboard.

SHOWER ROOM

7'10 x 5'9 (2.39m x 1.75m)

Window to the rear. White Roca suite with pedestal wash hand basin, close coupled wc & tiled shower with thermostatic control.

DINING ROOM

11'10 x 11'4 (3.61m x 3.45m)

Dual aspect with full heigh picture window to the front & side including a door opening to the front patio.

KITCHEN

15'7 x 7'10 (4.75m x 2.39m)

Window overlooking the rear garden. Quality fitted kitchen with a good range of built-in cupboard & drawer storage. Various lighting. Integrated appliances include Neff 4 ring gas hob with extractor hood over, Neff oven &1.5 bowl sink unit.

UTILITY ROOM

9'9 x 8' (2.97m x 2.44m)

Window to the front. Door to the rear garden. Range of fitted storage. Sink. Wall mounted Ideal Logic combination C3O gas fired boiler servicing the central heating & domestic hot water.

FIRST FLOOR

LANDING
Airing cupboard. Access hatch to loft.

BEDROOM ONE
17' x 10' (5.18m x 3.05m)
Two windows to the front enjoying far reaching views. Built-in cupboard & wardrobe with mirror fronted doors.

BEDROOM TWO
13'3 x 10' (4.04m x 3.05m)
Picture window to the front with long views.

BEDROOM THREE
39'4"' x 29'6"'32'9" floor area (12' x 9'10 floor area)
Window overlooking rear garden. Built-in storage.

BEDROOM FOUR
10'10 x 8'5 maximum (l-shaped) (3.30m x 2.57m maximum (l-shaped))
Window to the rear overlooking to back garden.

BATHROOM
7' x 6'6 (2.13m x 1.98m)
Quality white suite with twin grip panelled bath, close coupled wc & wash hand basin.

EXTERNALLY
A very gently sloping tarmac drive provides off-street parking with space for 3 vehicles & access to the garage. Next to the garage the drive is 14ft wide. The property stands on a wide & deep plot with front garden incorporating front set patio, lawn & mature tree. Wrapping around on the west side with a further 14ft wide lawned side garden & pathway leading around to the rear. A 24ft deep landscaped rear garden with lawn, central wide paved patio borders & variety of bushes & shrubs. Cold water tap.

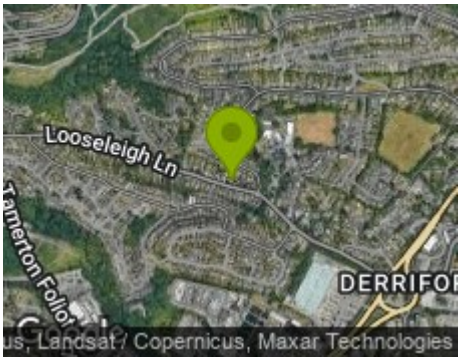
COUNCIL TAX
Plymouth City Council
Council Tax Band: F

SERVICES
The property is connected to all the mains services: gas, electricity, water and drainage.

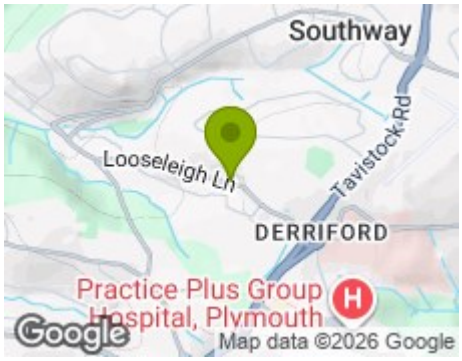
GUIDE PRICE £450,000 - £475,000

Road Map

Hybrid Map



Terrain Map



Floor Plan

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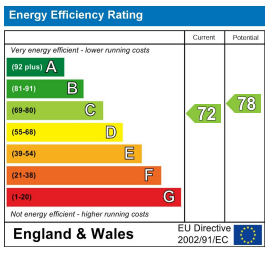
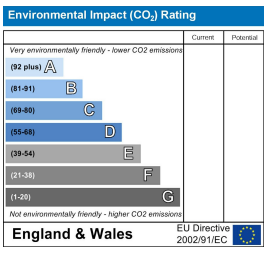
Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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