



16 Airborne Drive

Derriford, Plymouth, PL6 8DP

£350,000



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AIRBORNE DRIVE, DERRIFORD, PLYMOUTH, PL6 8DP

SUMMARY

A semi-detached house built by Cavannah Homes in 2013. A well-presented & comfortably appointed home. The property has the benefit of an owned solar panel system for the hot water providing for most efficient cost effective water heating. All windows in the property are double-glazed & blinds are included on all of the windows.

The property stands on a good size plot, northerly facing & fronting onto an open green. There is off-street parking on a good size private drive & within the generous sized attached garage. To the rear, an delightful enclosed private landscaped back garden which enjoys a good degree of privacy.

LOCATION

Set in Airborne Drive a recently developed site being part of the former airport & found in this now maturing & popular residential district of Derriford. With a number of local services & amenities close by which include Derriford Hospital & Business Park, the College of St Mark & St John & Nuffield/Devonshire Health Sports Centre. The position is also convenient for access into the city & close by connection to major routes in other directions.

ACCOMMODATION

STORM PORCH

Door into:

GROUND FLOOR

HALL

Staircase having carpeted treads rises & turns to the 1st floor.

STUDY/BEDROOM FOUR

10'7" x 8'2" (3.23 x 2.49)

Window to the front. Used variously as an office, a snug or T.V room.

WC

Quality white suite by Roca with close coupled wc & vanity wash-hand basin with tiled splashback.

KITCHEN/DINING ROOM

13'8" x 12'10" (4.17 x 3.91)

Window & double-glazed French style doors overlook & opening out to the rear garden. Quality modern fitted kitchen, upgraded with new work surfaces & matching splashbacks, quality new integrated appliances include 4 ring variable sized gas hob with illuminated extractor hood over & oven under, space & plumbing suitable for automatic dishwasher as well as a washing machine & space suitable for upright fridge/freezer. Cupboard housing the Ideal Logic system steamed gas fired boiler, servicing central heating & domestic hot water, excellent range of cupboard & drawer storage, various downlighters, pendant light point & hardwired smoke detector.

FIRST FLOOR

LANDING

LOUNGE

13'5" x 12'10" (4.09 x 3.91)

2 windows to the rear.

MASTER BEDROOM

12'10" x 11'1" (3.91 x 3.38)

Window to the front with a pleasant outlook. Ceiling light point. Quality built-in run of fitted wardrobe/cupboard storage. Door to:

ENSUITE SHOWER ROOM

Quality fitted Roca suite with pedestal wash-hand basin, tiled splashbacks, mirror over & adjacent shaver socket. Close coupled wc & tiled shower with Mira thermostatic shower control. Extractor fan & ceiling light point.

SECOND FLOOR

LANDING

Light point. Smoke detector & access hatch to loft.

BEDROOM TWO

12'11" x 10'11" (3.94 x 3.33)

Window to the front with open views. New built-in overstairs airing cupboard housing large capacity Mega Flo hot water tank, pressurised heating controls & Ideal time control.

BEDROOM THREE

12'10" x 10'4" (3.91 x 3.15)

Window to the rear with long views. Ceiling light points. Run of built-in wardrobe & drawer storage.

BATHROOM

Quality suite. Bath with tap & shower over. Wc & wash-hand basin.

EXTERNALLY

An 18' 6" long brick paved drive provides off street parking & access to the garage. A small area of low maintenance frontage covered with decorative stone chippings. With wide areas of sandstone paved patio, running across the width of the property. External lighting & outside water tap. Enclosed by timber overlap fencing & wall boundaries. The lower part covered with decorative stone chippings & flower/shrub borders to the perimeter.

GARAGE

18'6" x 8'10" internal measurements (5.64 x 2.69 internal measurements)

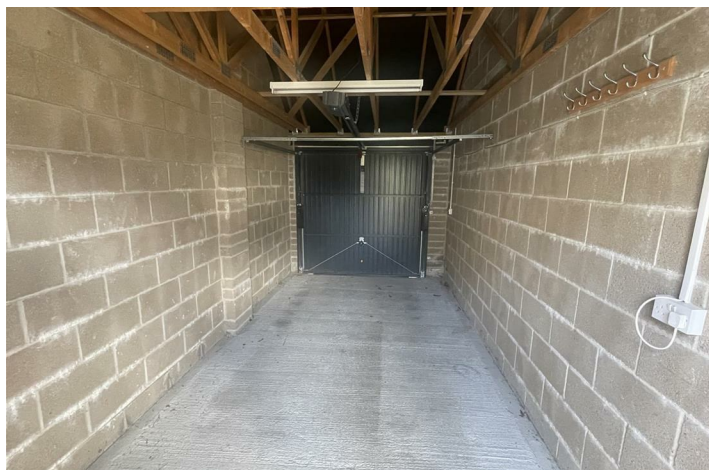
Electrically operated up & over door to the front, power points & lighting. Rear access door to the back garden.

COUNCIL TAX

Plymouth City Council
Council Tax Band: C

SERVICES PLYMOUTH

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



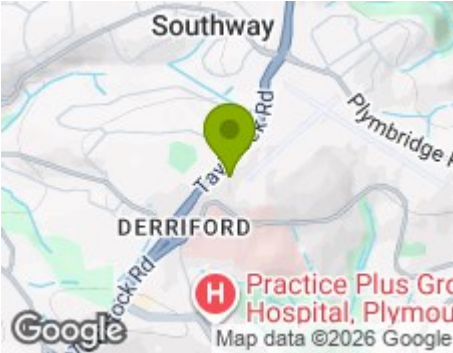
Road Map



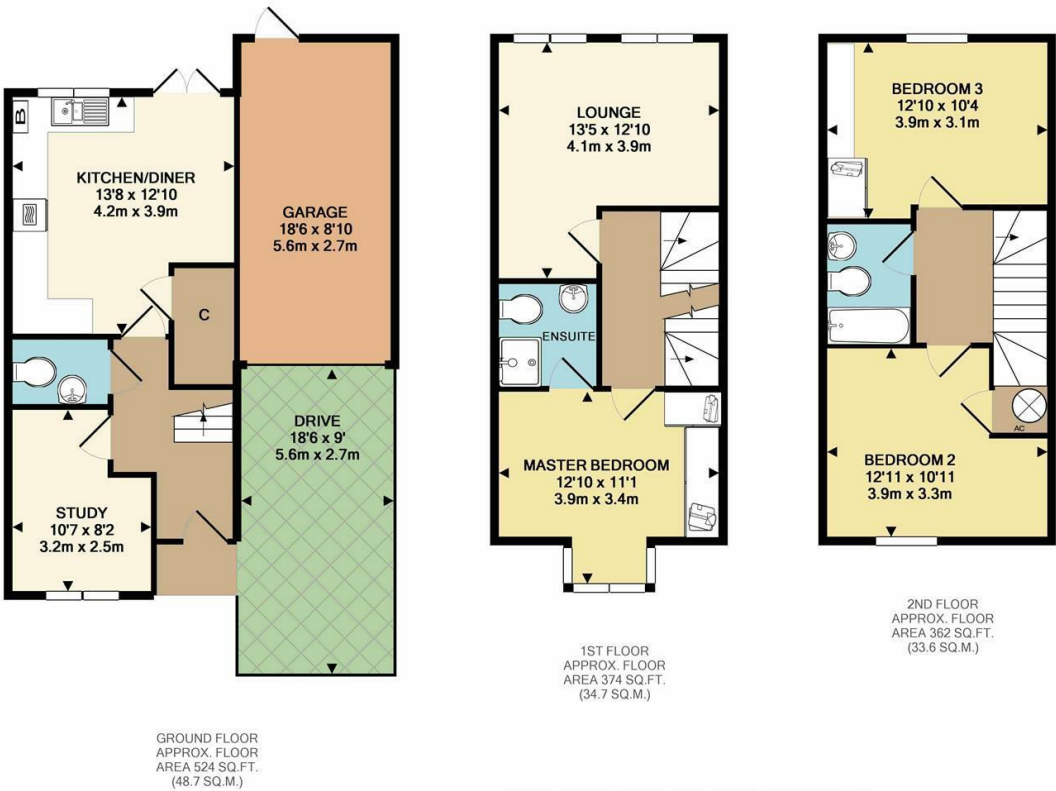
Hybrid Map



Terrain Map



Floor Plan

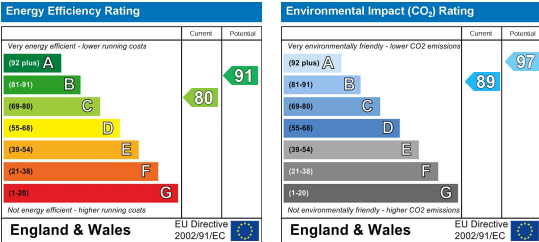


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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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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