



## 124 Bluebell Street

Derriford, Plymouth, PL6 8FT

£325,000

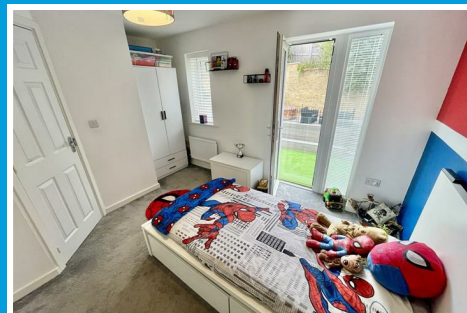
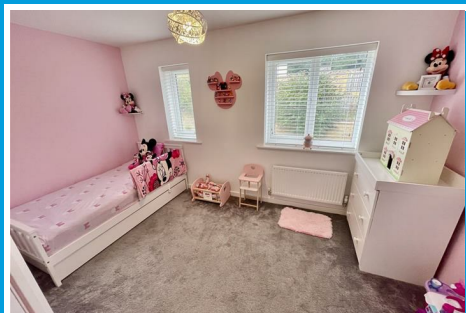
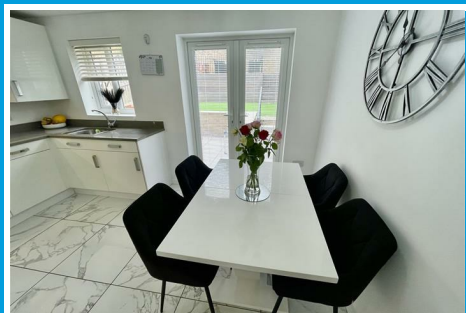




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## BLUEBELL STREET, DERRIFORD, PLYMOUTH, PL6 8FT

### LOCATION

Found in this popular, now maturing residential area with convenient access to major routes in all directions, lying close to Derriford hospital & business park.

### ACCOMMODATION

A semi-detached house arranged over 3 storeys offering flexible & adaptable accommodation. Purchased from new around 5 years ago by Persimmon Homes. High quality specification & finish with well presented light & airy accommodation throughout. On the ground floor with entrance hall, downstairs cloakroom/wc, front set room which can be used as a playroom/snug/study/bedroom 4, at the rear a spacious light & airy open-plan modern fitted integrated kitchen/dining room with French doors opening to the low maintenance landscaped rear garden.

At first floor level a large living room to the front with patio doors & Juliette balcony with a pleasant open outlook. A good-sized master double bedroom with French doors, Juliette balcony & en-suite shower room.

At second floor level 2 further double bedrooms & a well appointed family bathroom. An insulated loft.

Externally 2 private parking spaces immediately in front. A delightful low maintenance, terraced, enclosed rear garden.

### GROUND FLOOR

#### RECEPTION HALL

Long & wide. Staircase to first floor.

#### PLAYROOM/STUDY/BEDROOM FOUR

9'9 x 8'10 (2.97m x 2.69m)

Window to the front.

#### WC

Wash hand basin & wc. Window to the side.

#### KITCHEN/DINING ROOM

13'1 x 12'10 (3.99m x 3.91m)

Fitted integrated kitchen with 1.5 bowl under mounted sink with mixer tap, Zanoussi washing machine, Electrolux dishwasher, AEG 4 ring gas hob with splash-back & extractor hood over, AEG oven under. Upright fridge/freezer.

### FIRST FLOOR

#### LANDING

Stairs continue to second floor.

#### LOUNGE

13' x 9'2 (3.96m x 2.79m)

Light & airy with window to the front & French door with Juliette balcony.

## MASTER BEDROOM

13' x 9'6 maximum (3.96m x 2.90m maximum)

Window & French doors with Juliette balcony overlooking the rear garden. Door to;

## EN-SUITE SHOWER ROOM

6'6 x 4'5 maximum (1.98m x 1.35m maximum)

Shower, wc & wash hand basin.

## SECOND FLOOR

### LANDING

## BEDROOM TWO

13' x 10'2 maximum (3.96m x 3.10m maximum)

Two sets of windows to the front.

## BEDROOM THREE

13' x 9'7 maximum (3.96m x 2.92m maximum)

Two sets of windows to the rear.

## BATHROOM

Bath with thermostatic shower over, wc & wash hand basin.

## EXTERNALLY

## TWO PRIVATE PARKING SPACES

Located immediately to the front.

## LOW MAINTENANCE LANDSCAPED TERRACED REAR GARDEN

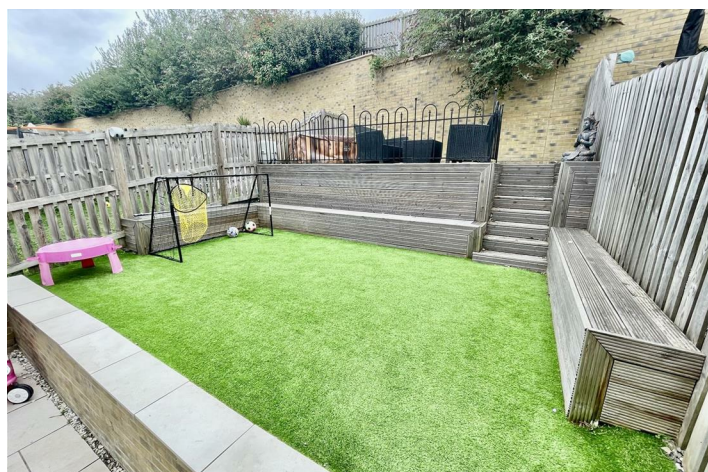
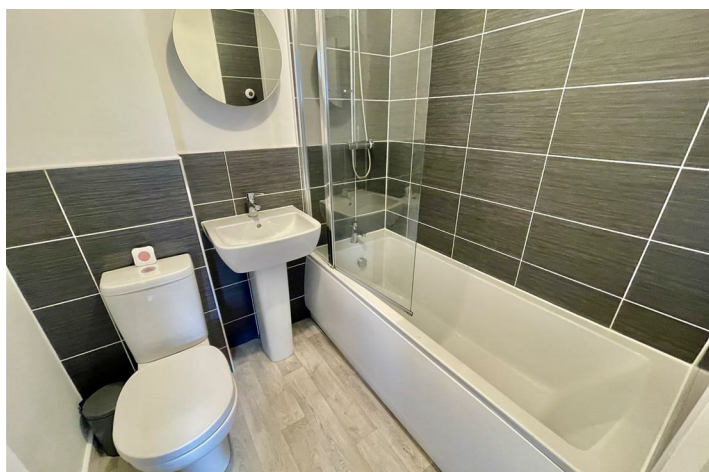
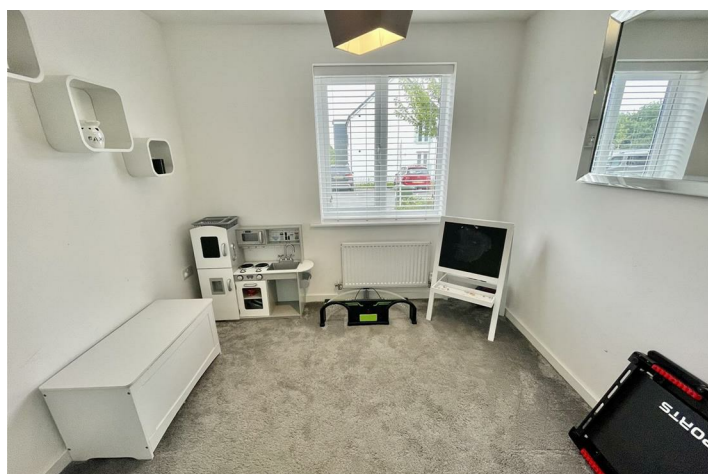
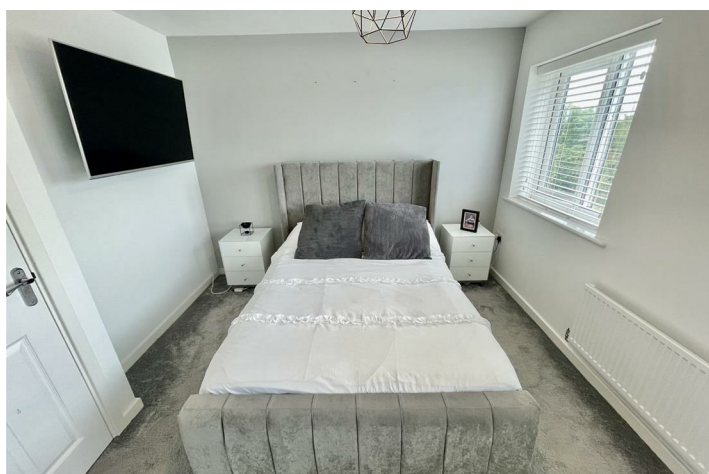
## COUNCIL TAX

Plymouth City Council

Council Tax Band: C

## SERVICES PLYMOUTH

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



Road Map



Hybrid Map



Terrain Map



Floor Plan

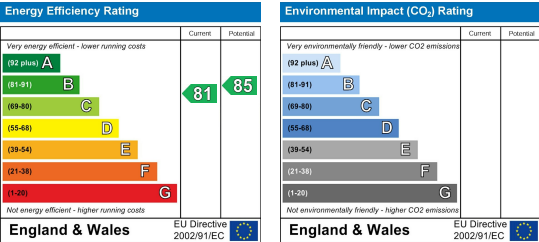


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Viewing

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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