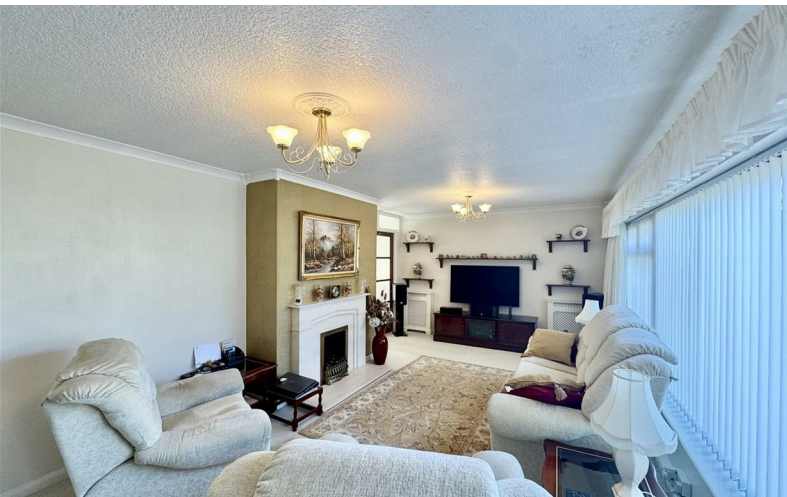




## 6 Roborough Close

Derriford, Plymouth, PL6 6AH

Guide Price £550,000

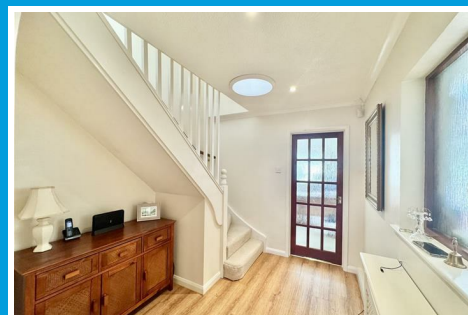
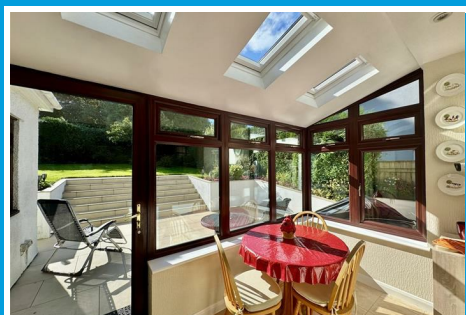




# 6 Roborough Close

Derriford, Plymouth, PL6 6AH

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## ROBOROUGH CLOSE, DERRIFORD, PLYMOUTH, PL6 6AH

### ACCOMMODATION

Entrance via a uPVC obscured double-glazed door with leaded light panel & obscured glazed panels on either side which open into the porch.

### SUMMARY

Located in a desirable cul-de-sac location is this well-presented five-bedroom detached family home. Extended, well-maintained and improved by the vendors over the years, providing a spacious property throughout. The property benefits from generous-sized reception rooms including a sitting room, dining room and breakfast room, kitchen, study, master bedroom with ensuite, 4 further bedrooms & bathroom. The property benefits from energy efficient 20 owned solar panels, together with an excellent front garden providing ample off-street parking, large garage and a landscaped garden accompanied by outbuildings.

### PORCH

**6'11" x 4'8" (2.13 x 1.44)**

Mahogany hardwood double-glazed opaque window to the front. Tiled floor. Wooden single-glazed window looks into the lounge. Mahogany obscured glazed door with obscured glass side panels opens into the entrance hall.

### ENTRANCE HALL

**10'4" x 4'8" widening to 8'2" (3.15 x 1.44 widening to 2.49)**

Wood effect LVT flooring with doors leading to the cloakroom, lounge, storage cupboard, integral garage & kitchen. A curved archway opens into the inner lobby.

### INNER LOBBY

**9'1" x 8'1" (2.77 x 2.48)**

Light tube in ceiling. Staircase rising to the first floor landing with open recess under. A mahogany hardwood glass panelled door into the study.

### CLOAKROOM

**6'4" x 2'11" (1.94 x 0.90)**

Matching suite of close coupled wc. Wall mounted wash hand basin. Tiled floor. Tiled walls to dado height. Wooden obscured double-glazed window to the front.

### STUDY

**11'5" x 8'2" (3.5 x 2.51)**

Dual aspect room with mahogany hardwood double-glazed windows to the side & rear. Ceiling spotlights.

### SITTING ROOM

**21'7" x 11'0" (6.6 x 3.37)**

Feature fireplace with Portuguese stone fireplace with inset living flame gas fire. 18ft uPVC mahogany effect double-glazed feature window to the front overlooking the garden. Mahogany hard wood glazed panelled double doors which open into the dining room.

### DINING ROOM

**12'1" x 9'10" (3.7 x 3.02)**

Ample space for a dining table. uPVC mahogany effect double-glazed picture window overlooking the rear garden. Ceiling spotlights. Mahogany hardwood glass panelled door with opaque glass opens into the kitchen.

### KITCHEN

**12'2" x 11'3" (3.73 x 3.43)**

Cooke & Lewis fitted kitchen. Attractive matching base & wall mounted units to include fitted oven, microwave & integrated fridge/freezer. Roll edge laminate work surfaces have inset 1.5 bowl sink unit with mixer taps & 4 ring induction hob. Television point. Tiled splash-backs. Tiled floor. Ceiling spotlights. Square arch opens into the breakfast room.

### BREAKFAST ROOM

**11'6" x 5'10" (3.53 x 1.79)**

Tiled floor. Three velux-style windows to the roof. uPVC double-glazed windows to the side & rear. uPVC mahogany effect double-glazed door opens to the rear garden. Wall mounted upright radiator.

### FIRST FLOOR LANDING

L-shaped landing with 2 velux windows to the front & rear. Small access hatch to roof void. Doors leading to the master suite, bedroom 5 & storage cupboards into the eaves. Ceiling spotlights.

### MASTER SUITE

**13'11" x 14'0" plus door access (4.26 x 4.29 plus door access)**

Laminate wood flooring. uPVC mahogany effect double-glazed window to the side overlooking the garden. Ceiling spotlights. Door to storage cupboard. Door opens into the en-suite.

### EN-SUITE

**9'1" x 5'1" (2.78 x 1.57)**

Matching suite of shower cubical, wash hand basin inset into vanity storage cupboards below. Roll edge work surface. Close coupled wc with hidden cistern. Part-tiled walls. Obscured velux window to the side. Heated towel rail. Electric extractor fan. Vinyl flooring. Shaver point.

### BEDROOM TWO

**10'5" x 11'0" (3.2 x 3.37)**

Fitted wardrobes running along one wall with mirror doors, shelving & hanging rail. A uPVC double-glazed window to the front. Ceiling spotlights.

### BEDROOM THREE

**10'8" x 9'10" (3.27 x 3.02)**

Fitted wardrobes with mirrored door, hanging rail & shelving. uPVC double-glazed window to the rear overlooking the garden. Ceiling spotlights.

### BEDROOM FOUR

**8'0" x 10'5" (2.46 x 3.19)**

Fitted wardrobes with mirrored door, shelving & hanging rail. uPVC double-glazed window to the front. Ceiling spotlights.

## BEDROOM FIVE

12'2" narrowing to 6'7" x 6'7" widening to 10'1" (3.73 narrowing to 2.01 x 2.01 widening to 3.08)

L-shaped room. Laminate wood flooring. Velux window to the side. Ceiling spotlights.

## BATHROOM

8'0" x 7'4" (2.46 x 2.24)

Matching suite of quarter shower cubical with a multi jet shower with both rainfall & handheld shower heads & back massagers. Panelled bath with mixer shower attachment. Close coupled wc. Wall mounted wash hand basin. part-tiled walls. Obscured uPVC double-glazed window to the rear. Wall mounted mirrored medicine cabinet. Shaver point. Heated towel rail. Electric extractor fan. Ceiling spotlights.

## LOBBY

Airing cupboard with solar panel connections for hot water. Main access hatch for loft. Loft is fitted with extending ladder, floored, insulated with lighting & houses the Worcester gas boiler.

## GARAGE

30'10" x 9'8" (9.41 x 2.95)

Electric up & over door. Obscured hardwood double-glazed windows to the side & rear. Lighting. Power points. Position & plumbing for washing machine & dryer with space for a freezer. Work bench & fitted wall cupboards. Water tap. Door opens out to the side passage where there is a timber shed, storage area for dustbins & gate leading to the driveway. The garage houses the electric & solar panel meters. Privately owned solar panels by the home owner.

## OUTSIDE

The property is approached via a block-paved driveway allowing off-road parking for a number of vehicles. It is bordered on one side by a section of lawn with a flower bed border to the front & rear, containing a feature tree, mature shrubs & plants. A hedge border running along two sides. A fitted electric car charger. A path leads to a wooden gate giving access to the rear garden.

## GARDEN

To the rear a landscaped garden with a large porcelain paved patio seating area. Water tap. Path running along both sides to gates giving access to the front garden. Steps lead up to the main section of garden where there is a good-sized lawn with flower & shrub border running around the edges. Inset apple tree. There is a decked area towards the left hand boundary & a paved area incorporating a second timber shed, paved utility area & gravelled drying space.

## AGENT'S NOTE

A gate leads to an area beyond the property boundary which is owned by Plymouth City Council & leased for a peppercorn rent for 6 Roborough Close's use.

## COUNCIL TAX

Plymouth City Council

Council Tax Band: E

## SERVICES

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





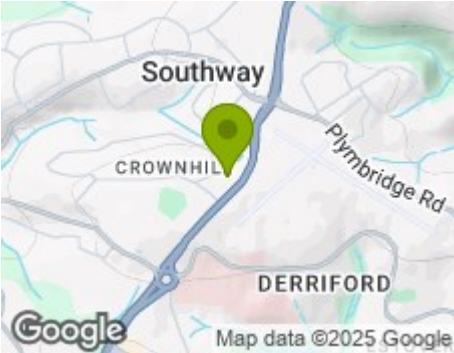
Road Map



Hybrid Map

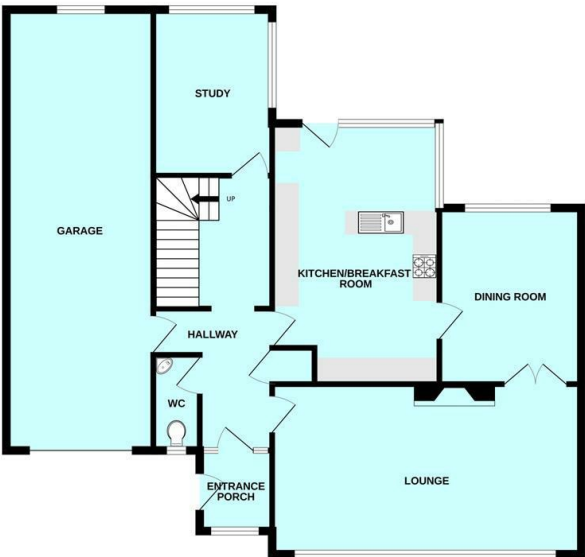


Terrain Map

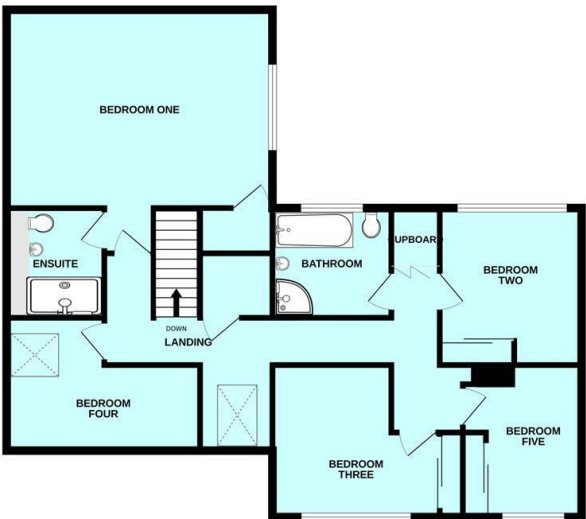


Floor Plan

GROUND FLOOR



1ST FLOOR

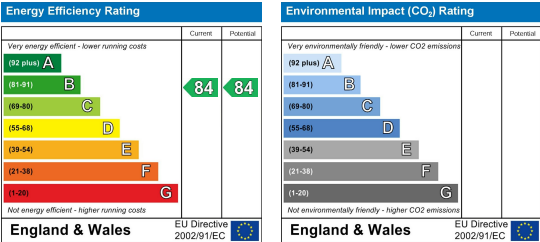


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Viewing

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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