



139 Looseleigh Lane

Derriford, Plymouth, PL6 5JE

£1,300,000



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LOOSELEIGH LANE, DERRIFORD, PL6 5JE

LOCATION

Occupying a prime position in the sought after established, residential area of Derriford. Set tucked away down a long private drive & within its own private gardens surrounded by old stone walls, enjoying excellent privacy & delightful feeling of wildlife. The location provides great access to Derriford Hospital & business parks, easy access into the city & nearby connection to major routes in other directions.

ACCOMMODATION

Superbly presented, this impressive modern detached home—built circa 2000—occupies a secluded, tucked-away position within a large private plot, offering a high level of privacy and exclusivity.

Located in the highly sought-after residential area of Derriford, the property enjoys both tranquillity and convenience, with excellent local amenities close at hand.

Approached via a long private gated driveway, the home provides extensive brick-paved parking for eight or more vehicles. A newly constructed detached double garage further enhances the property, complete with 10 solar panels, inverter, and three battery storage units—delivering excellent energy efficiency and future sustainability.

Owned for the past four years, the property has been extensively upgraded, refurbished, and thoughtfully remodelled, including the addition of two substantial ground floor extensions. The result is a home finished to a high specification throughout, with new double-glazed windows and doors, stylish décor, quality flooring, and beautifully appointed kitchen and bathroom fittings. The reconfigured layout offers both versatility and generous living space, ideal for modern family life.

The ground floor comprises a welcoming porch and reception hallway, a large dual-aspect lounge, spacious dining room, and conservatory. There is also a cloakroom/WC, an impressive 32ft kitchen/breakfast room, utility room, and separate boiler room. A newly created study, guest bedroom, and en suite shower room provide excellent flexibility for home working or multi-generational living.

To the first floor, there are four generous double bedrooms, including a substantial principal suite with a spacious en suite bathroom. A well-appointed family shower room/WC serves the remaining bedrooms.

Externally, the property boasts beautifully maintained, near-level walled gardens, offering a high degree of privacy. Extensive patio areas create the perfect setting for outdoor dining and alfresco entertaining.

GROUND FLOOR

PORCH

7' x 5'4 (2.13m x 1.63m)

RECEPTION HALL

20'3 x 6'1 overall (6.17m x 1.85m overall)

Staircase rising to the first floor.

LOUNGE

25' x 14'7 (7.62m x 4.45m)

Dual aspect. Box bay window to the front. Patio door to the rear & further window to the side. Fireplace with polished stone surround & fitted gas fire.

WC

5'7 x 5'7 (1.70m x 1.70m)

Wash hand basin & wc. Storage cupboard.

DINING ROOM

19'6 x 11'9 (5.94m x 3.58m)

CONSERVATORY

10'6 x 12' maximum (3.20m x 3.66m maximum)

KITCHEN/BREAKFAST ROOM

32'3 maximum x 18'9 maximum (9.83m maximum x 5.72m maximum)

Superb spacious room. Two velux double-glazed roof lights. Triple sliding doors opening to the rear garden. Quality fitted integrated kitchen. Large central island incorporating 1.5 bowl under-mounted sink with Quooker tap & waste bins. Quality appliances include 3 ovens, 2 with steam facility & 1 with combination microwave. Integrated AEG fridge & separate freezer. Integrated dishwasher. AEG variable sized hob with extractor hood over.

UTILITY ROOM

13'11 x 10'4 maximum (4.24m x 3.15m maximum)

Window overlooking the rear garden & door to the side. Kitchen with Caple under-mounted sink. Upright fridge/freezer.

BOILER ROOM

5'11 x 4'10 (1.80m x 1.47m)

Viessmann gas fired boiler servicing the central heating & domestic hot water. Large capacity hot water tank.

STUDY

11'4 x 11'3 (3.45m x 3.43m)

Window & patio door to the front.

GUEST BEDROOM

13'1 x 10'7 (3.99m x 3.23m)

Window to the front.

EN-SUITE SHOWER ROOM

10'1 x 5' (3.07m x 1.52m)

Wash hand basin, wc & walk-in shower.

Tel: 01752 664125

FIRST FLOOR

LANDING

Arched decorative window to the rear.

MASTER BEDROOM

16'11 x 12'11 (5.16m x 3.94m)

Built-in wardrobes. Door to;

EN-SUITE BATHROOM

9'11 x 9'3 (3.02m x 2.82m)

Window to the side. Quality suite comprising bath with waterfall mixer tap & handheld shower attachment, close coupled wc, Utopia wall hung wash hand basin & separate walk-in shower.

BEDROOM TWO

15'2 x 14'8 maximum (4.62m x 4.47m maximum)

Built-in wardrobe.

BEDROOM THREE

14'8 x 9'7 (4.47m x 2.92m)

Built-in wardrobe. Window to the side.

BEDROOM FOUR

9'8 x 9'5 (2.95m x 2.87m)

Window to the front. Built-in wardrobe.

SHOWER ROOM

9'5 x 9'1 (2.87m x 2.77m)

Window to the rear. Quality suite with shower having handheld mixer & overhead douche spray, Utopia wall hung wash hand basin & close coupled wc.

EXTERNALLY

DOUBLE GARAGE

18'2 x 20'5 deep (5.54m x 6.22m deep)

Loft over. Remote controlled front door. Ten solar panels on the south-facing side with Solis inverter & pilon tech triple battery.

DRIVEWAY

Accessed from Looseleigh Lane via a private drive into an entrance area with space for turning & passing. Here with double gated entrance controlled via remote video leading into the long drive, which runs up to the brick paved parking area.

GARDENS

Beautifully landscaped wrap around gardens.

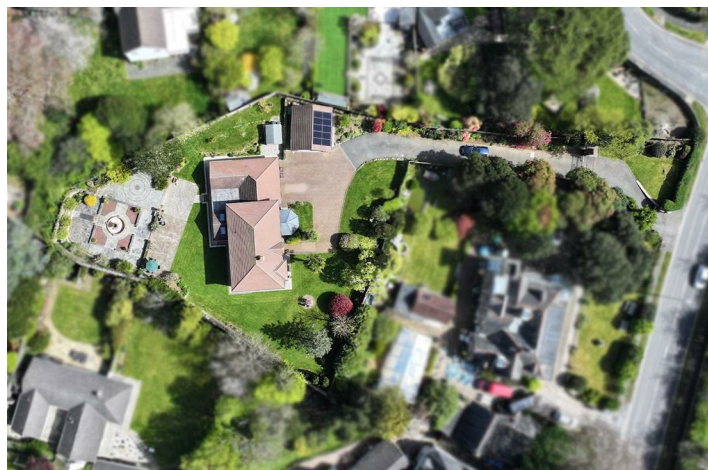
COUNCIL TAX

Plymouth City Council

Council Tax Band: E

SERVICES

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



Road Map



Hybrid Map



Terrain Map



Floor Plan

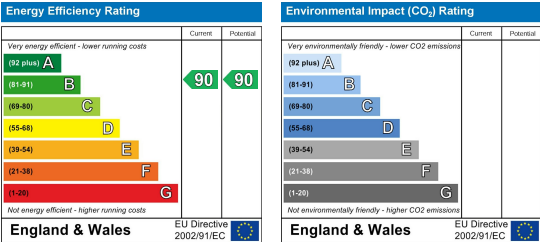


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Viewing

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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