



Cobham Close, Plymouth, Devon, PL6

Offers Over: £250,000

Freehold

Very rarely does a newer build property offer so much free-flowing space and nearly as much natural light pouring throughout each room as this Derriford home. Positioned over three floors, this elegantly presented four-bedroom semi-detached property has plenty of room for any growing family to enjoy. As expected in such a high-end newbuild, the kitchen and bathrooms are of an immaculate standard however they are also a lot larger than expected. This sense of remarkable space is a feature shared on each floor with all four bedrooms fantastic proportions too. There is an initial shared drive to the property however this widens and leads to a private parking bay. In addition, the home has a gorgeous enclosed family-friendly garden which is private and well-designed to utilise as much space as possible. The location alone for this property is enough to generate high demand, however the finish throughout and all that is on offer here will see this home sell fast. EPC: TBC

Accommodation

Entrance Hall Oak flooring, door to front, stairs leading to first floor landing, doors leading into.

WC 5'7" x 3'10" (1.7m x 1.17m). Laminate flooring, low level WC, wash hand basin, wall mounted radiator, also including an extractor fan and double-glazed window to the rear.

First floor landing 9'1" x 7'9" (2.77m x 2.36m). Carpet flooring, stairs leading up to second floor landing, doors into.

Lounge/diner and kitchen area 24'2" x 16'8" (7.37m x 5.08m). Max measurements. Laminate flooring, dual aspect room with double glazed windows x2 the front, feature floor height double glazed window to the rear or the property overlooking the garden. wall mounted radiator, TV point, ample space for a large furniture as well as further large table and chairs, following into the kitchen.

The kitchen has a high specification fully fitted kitchen, with a range of matching wall and base units, roll edge worktops, integrated electric oven, gas hob and extractor fan over, integrated one and a half sink and drainer unit, space and plumbing for dishwasher, space for fridge/freezer, door on this level also leads off to bedroom four/office.

Bedroom four 9'4" x 8'6" (2.84m x 2.6m). Laminate flooring, wall mounted radiator, double glazed window to the rear, which again is a feature floor height window.

Second floor landing 7'9" x 6'8" (2.36m x 2.03m). Carpet flooring, doors leading into.

Master Bedroom 10'10" x 8'11" (3.3m x 2.72m). Carpet flooring, wall mounted radiator, double glazed window to the front, TV point, fully fitted wardrobes.





Bedroom two 12'8" x 11'10" (3.86m x 3.6m). Carpet flooring, wall mounted radiator, double glazed window to the rear, attractive outlook over the allotments in behind.

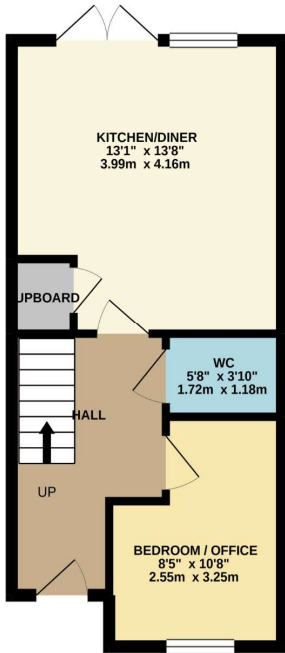
Bedroom three 10'2" x 9'3" (3.1m x 2.82m). Carpet flooring, wall mounted radiator, double glazed window to the rear, views over the allotments, loft access and fitted cupboard.

Family bathroom 6'10" x 5'8" (2.08m x 1.73m). Vinyl flooring, part tiled walls, lower WC, wash hand basin, bath with mixer taps over, shower over the bath with shower screen, double glazed windows to the front, wall mounted radiator.

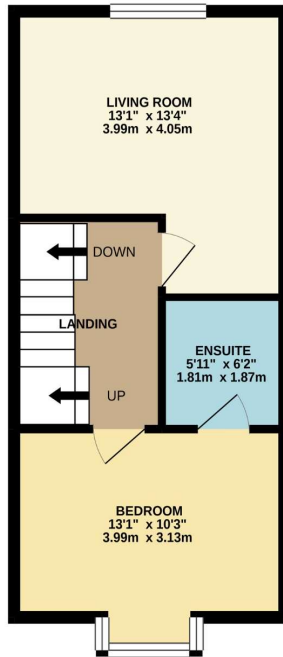
Garage 21'3" x 9'7" (6.48m x 2.92m). Up and over door, power and light, ample space for large vehicle, also further workshop area at the rear.

Outside The property benefits from a further two allocated parking spaces to the front of the property, also visitors parking. Property rear garden has been recently landscaped to an incredible high standard, the garden itself is fully enclosed as a generous size plot, patio space leading from the front, ample space for table and chairs, with a walkway leading to the patio area, perfect space for alfresco dining and entertainment area, there is also a bespoke bench seating area raised up to line the level lawn, with ample space for children to play.

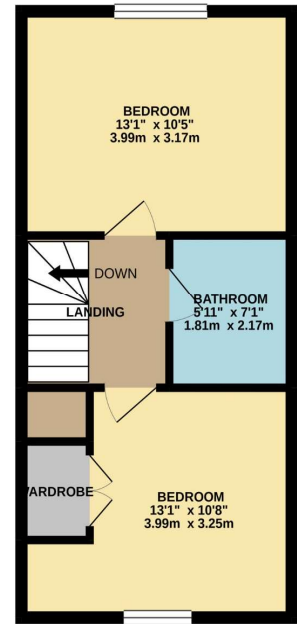
GROUND FLOOR
358 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



2ND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 1103 sq.ft. (102.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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