



Powisland Drive, Derriford, Plymouth, PL6

Offers Over: £800,000

Freehold

Positioned within one of Plymouth's most exclusive roads, this property seamlessly blends charming elegance with modern living. The current owners have extended and adapted the home and the result is a welcoming free-flowing family home. Bespoke woodwork finishes flood the home and the attention to detail and finish throughout is most beautiful. The ground floor of the property

Entrance Porch Double glazed door to front, tiled flooring, wall mounted radiator, two doubled glazed windows to front, door into:

Entrance Hall 16'4" x 9' (4.98m x 2.74m). Carpet flooring, wall mounted radiator, stairs rising to first floor, understairs storage, doors into:

Living Room 20'11" x 13'1" (6.38m x 4m). Carpet flooring, two wall mounted radiators, double glazed window to front, log burner, leads into:

Conservatory 10'8" x 9'10" (3.25m x 3m). Brick built uPVC construction, tiled flooring, full width doubled glazed windows to the rear and side as well as a doubled glazed door to the side into the rear garden, wall mounted radiator, door leading into:

Reception Room 16'8" x 10'8" (5.08m x 3.25m). Carpet flooring, wall mounted radiator, two double glazed windows to the rear as well as double glazed patio doors to the rear into garden, fully plumbed for potential ensuite within this room, door into integral garage

Dining Room 13'1" x 11'7" (4m x 3.53m). Carpet flooring, wall mounted radiator, double glazed windows to the front, open fire with original tiled fireplace around, array of bespoke oak finishing

Kitchen 13'1" x 8'10" (4m x 2.7m). A range of matching wall and base units, range style oven with a extractor hood over, integrated dishwasher, integrated fridge, roll edged worktops, integrated 1 1/2 bowl composite sink and drainer unit, solid oak flooring, part tiled walls, double glazed window to the rear, leads into:

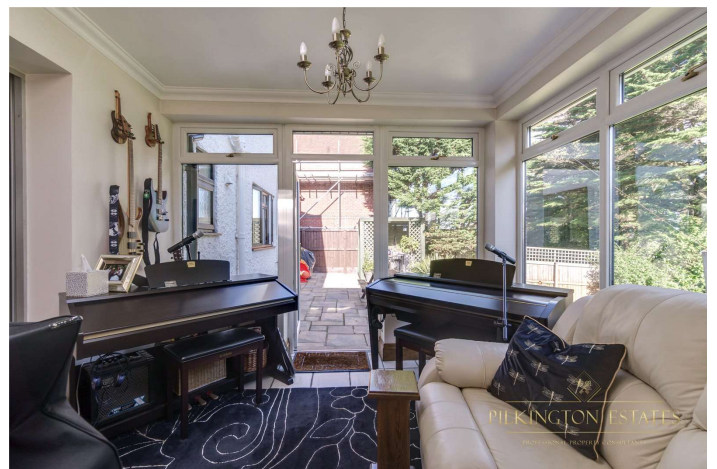
Breakfast Room 8'6" x 7'4" (2.6m x 2.24m). Solid oak flooring, wall mounted radiator, double glazed window to rear, door into:

Utility Room 10'11" x 8'6" (3.33m x 2.6m). Range of matching wall and base units, roll edged worktops, integrated composite sink and drainer unit, integrated dishwasher, space and plumbing for washing machine, space for tumble dryer, space for chest freezer, solid oak flooring, part tiled walls, wall mounted radiator, double glazed windows at the front, double glazed door to the side leading into the side garden

WC 6'8" x 3'1" (2.03m x 0.94m). Tiled flooring, low level WC, wash hand basin vanity unit, double glazed windows to the rear, wall mounted radiator

first floor landing Carpet flooring, double glazed bay window to the front, wall mounted radiator, stairs rising to second floor, doors into:

Bedroom One 13'1" x 11'6" (4m x 3.5m). Carpet flooring, wall mounted radiator, double glazed window to the front, door onto private roof terrace





Roof Terrace L shaped wrap around balcony, very private, over looks rear garden

Bedroom Two 13'1" x 11'7" (4m x 3.53m). Carpet flooring, wall mounted radiator, fitted wardrobes, double glazed window to the front, door into:

Ensuite Bathroom 6'3" x 3'9" (1.9m x 1.14m). Tiled flooring, fully tiled walls, low level Wc, wash hand basin vanity unit, walk in double shower with amazon shower head, deluxe jet sprays as well as further extendable shower, extractor fan

Bedroom Three 13'1" x 8'10" (4m x 2.7m). Carpet flooring, wall mounted radiator, double glazed windows to the rear, fitted wardrobes, shower cubicle with further wash hand basin vanity unit

Bedroom Four 13'1" x 9' (4m x 2.74m). Carpet flooring, wall mounted radiator, wash hand basin vanity unit, double glazed window to the rear, fitted wardrobes

Bathroom 9'8" x 5'2" (2.95m x 1.57m). Low level Wc, wash hand basin, P-shaped jacuzzi style bath with mixer taps over and further shower over, wall mounted heated towel rail, laminate flooring, part tiled walls, two double glazed windows to the rear

Stairs

Loft Landing Carpet flooring, doors into:

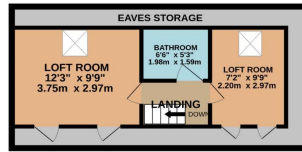
Loft Room One 12'4" x 9'9" (3.76m x 2.97m). Carpet flooring, wall mounted radiator, Velux window to the rear, access to eave storage

Loft Room Two 9'9" x 6'11" (2.97m x 2.1m). Carpet flooring, wall mounted radiator, Velux window to the rear, access to eave storage

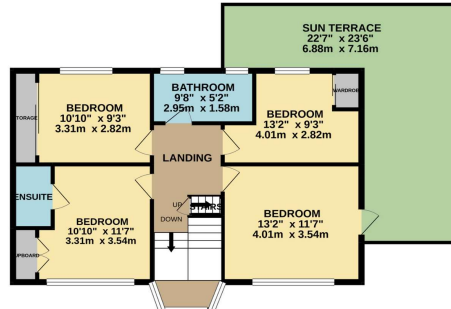
Bathroom 9'8" x 5'2" (2.95m x 1.57m). Low level Wc, wash hand basin bath with mixer taps and shower over, laminate flooring, part tiled walls, wall mounted heated towel rail, extractor fan

Outside The property is positioned on an impressive fully surrounding plot and has an attractive horseshoe shaped driveway providing an abundance of parking and leads to the large garage with electric door. The garage also has an integral door into the property. Gated side access either side of the property leads to an immaculately kept rear garden with a raised patio area offering the perfect place to entertain guests including a sheltered barbeque area and ample space for seating. The rear has a level lawn perfect for children to play or pets to explore. An attractive natural hedge row enclosure surrounds the lawn and a hidden entrance leads further on to a secret garden which was previously a home to two Pygmy Goats.

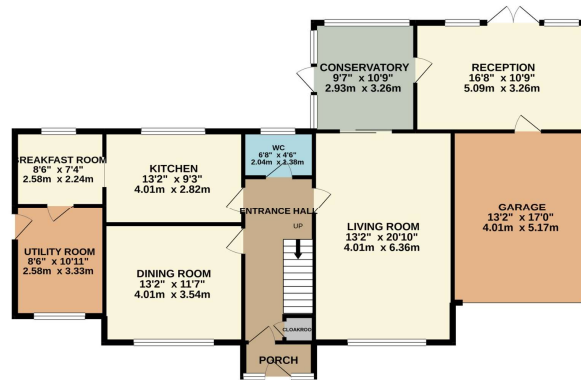
2ND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
705 sq.ft. (65.5 sq.m.) approx.



GROUND FLOOR
1371 sq.ft. (127.4 sq.m.) approx.



TOTAL FLOOR AREA : 2468 sq.ft. (229.3 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.

Made with Metropix ©2021

Pilkington Estates - Plymouth

Third Floor, Unit 7, Sutton Harbour, Plymouth
Devon, PL4 0DN

T: 01752 729777

E: jon@pilkingtonestates.co.uk

www.pilkingtonestates.co.uk

Jet Software Ltd. Registered in England and Wales - 09408958
Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.