

Lopwell Close, PL6 Offers Over: £400,000

Set within the ever-popular area of Derriford is this breath-taking four bedroom detached home in nestled away in a quiet cul-de-sac. The current owners have presented the property to an immaculate standard to which many buyers desire when looking for their future home. The ground floor comprises two reception rooms, with a bright and airy living room bursting with light, a well-dressed dining room, and a stunning, recently fitted kitchen which overlooks the beautiful rear garden.

In Addition, this family home also offers a downstairs Wc and utility room. Upstairs is equally as impressive with contemporary decor throughout comprising a master bedroom with en suite, two further double bedrooms, a single room which could easily be converted into a home office and family bathroom. Outside, the property boasts a well maintained and presentable south-facing rear garden laid to both lawn and patio providing perfect space for outdoor entertaining. The home is complete with a double driveway and garage to the side aspect. EPC: TBC.

Rooms

Entrance Hall 8'2" x 14'9" (2.5m x 4.5m).

Brown wooden front door with glass panels, carpet. gas wall mounted radiator, white wooden door into storage cupboard

WC 3'1" x 6'3" (0.94m x 1.9m).

White wooden door, laminate floor, frosted window, gas wall mounted radiator, white toilet, white sink

Sitting Room 10'10" x 18'1" (3.3m x 5.5m).

White wooden door, laminate flooring, double glazed window, gas wall mounted radiator, wood burner

Kitchen / Diner 19'2" x 11'11" (5.84m x 3.63m).

White wooden door, laminate flooring, gas wall mounted radiator, white quartz worktops, oak breakfast bar, fitted kitchen with induction hob, integrated dishwasher, fridge/freezer. Double glazed window and upvc double glazed French doors leading out onto south facing garden

Utility Room 5'4" x 4'11" (1.63m x 1.5m).

White wooden door, laminate flooring, white units with space for washing machine and tumble dryer. UPVC door leading out to driveway and garage

Landing 9'1" x 8'11" (2.77m x 2.72m).

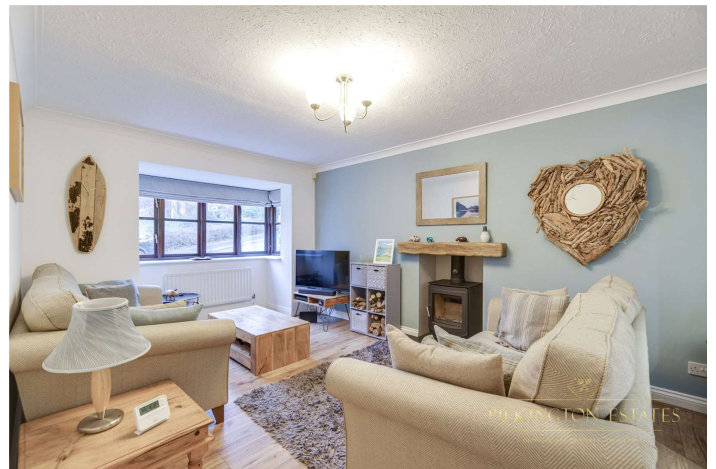
Carpet flooring, wooden banister, double glazed window, white wooden door into storage cupboard

Bathroom 6'5" x 5'8" (1.96m x 1.73m).

White wooden door, Laminate flooring, double glazed frosted window, white WC, white sink and white bath with overhead shower, gas wall mounted radiator

Bedroom 3 9' x 7'3" (2.74m x 2.2m).

White wooden door, carpet, double glazed window, gas wall mounted radiator, white wooden door into built in storage cupboard





Bedroom 2 10'6" x 10'9" (3.2m x 3.28m). White wooden door, carpet, double glazed window, built in wardrobes, gas wall mounted radiator

Master Bedroom 9' x 14'2" (2.74m x 4.32m). White wooden door, carpet, gas wall mounted radiator, built in wardrobes, double glazed window. White wooden door leading into En-suite

En-suite 8'2" x 4'9" (2.5m x 1.45m). White wooden door, Laminate flooring, White WC and sink, walk in shower with glass door

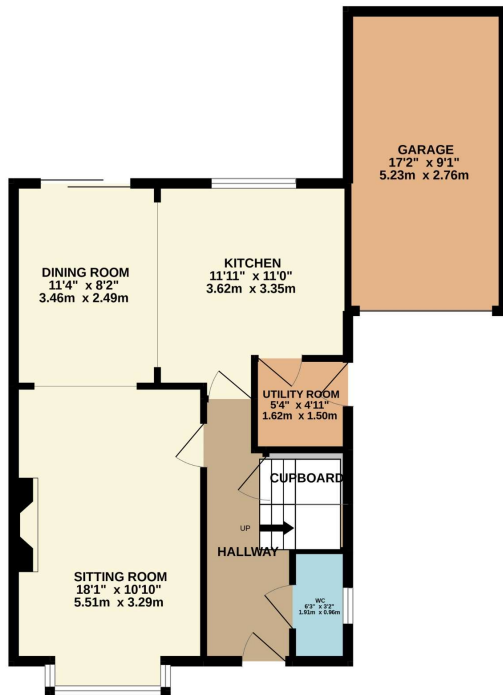
Bedroom 4 9'1" x 8'7" (2.77m x 2.62m). White wooden door, carpet, gas wall mounted radiator, double glazed window

Charges

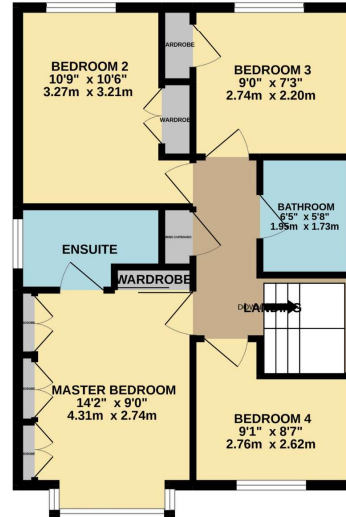
Council Tax Band: TBC.



GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 1198 sq.ft. (111.3 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 Metroplex 11/2022

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.