

FOR SALE

Price £280,000



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58 Upland Drive, Derriford, Plymouth, PL6 6BE



- Well proportioned link detached house, built in the early 1960's
- uPVC double glazing, gas central heating
- Porch
- Entrance lobby hall
- Spacious lounge
- Generous size fitted kitchen/dining room
- Utility room
- Downstairs wc, three bedrooms
- Bathroom/wc
- Integral garage, store
- Parking on private drive
- Extra wide plot approx 55ft
- Wide side garden,
- Space for extension/potential building, subject to any necessary permission

THE PROPERTY A link-detached house built circa 1963/64 located at the end of this run of houses having an extra wide plot. With off street parking on a private drive and within the garage. Generous size mature gardens to the front, which are open plan, an 18ft plus wide side garden, and generous sized landscaped back garden.

The property having the benefit of uPVC double glazing and gas fired central heating, overall together with the extra large wide plot, offering good potential for remodelling of the layout, extension, or perhaps building of an annexe or other property subject to any necessary planning consent or approval.

LOCATION Found in Upland Drive this mature and established popular residential area of Derriford with a variety of local services and amenities nearby, The position convenient for access into the city and easy connection to major routes and other directions.

ACCOMMODATION The property affords the following accommodation. NB The measurements supplied are for guidance only and prospective buyers are advised to check these before committing themselves to any expense.

EXTERNAL PORCH 8' 8" x 6' 2" (2.64m x 1.88m) Metal up and over door into the garage and pvc part double glazed front door into:

GROUND FLOOR

ENTRANCE LOBBY 9' 3" x 7' 10" (2.82m x 2.39m) Inpart 12'2 max. Double glazed window to front. Door leading through to corridor. Double glazed door into: **HALL** 10' 2" x 5' 0" minimum (3.1m x 1.52m) Coved ceiling with pendant light point. Smoke detector. Staircase with carpeted treads and timber banister rail

rises in a straight run to the first floor.

LOUNGE 16' 2" x 11' 10" (4.93m x 3.61m) Inpart 14'9 max. Two windows to the front. Decorative coved ceiling with triple bulb light point and two wall light points. Fireplace with timber surround, polished fireback and hearth and fitted living flame gas fire.

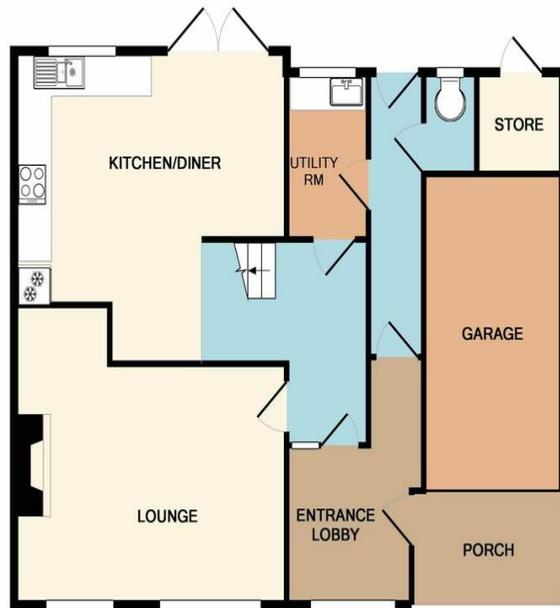
KITCHEN/DINING ROOM 16' 2" x 15' 7" (4.93m x 4.75m) Spacious open plan light and airy room with double glazed window and twin French doors overlooking and opening out to the rear set balcony. Long views across the valley toward Kit Hill in the distance. Fitted kitchen with a good range of cupboard and drawer storage set in wall and base units, roll edge worksurfaces with tiled splashbacks, inset one and half and quarter bowl stainless steel sink with mixer tap. Appliances include stove with four ring gas hob and dual oven, Hotpoint upright fridge/freezer.

UTILITY ROOM 8' 3" x 4' 9" (2.51m x 1.45m) Window overlooking the back garden. Twyford Belfast style sink with hot and cold supply and adjacent worksurfaces and plumbing under suitable for automatic washing machine. Tiled splashbacks. Door to:

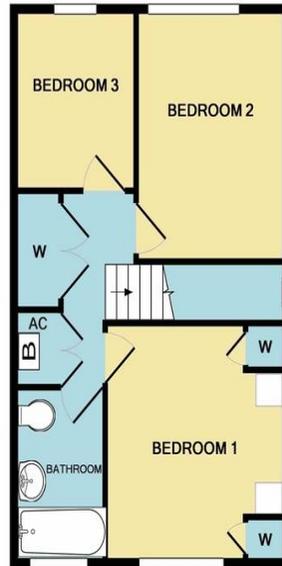
SIDE CORRIDOR 16' 0" x 3' 2" (4.88m x 0.97m) Connecting door to the hall. Mains gas meter, main electric meter and fuse box. Pvc part double glazed door to the back garden and door into: **WC** 5' 9" x 3' 2" (1.75m x 0.97m) Double glazed window to the rear. White wc.

FIRST FLOOR

LANDING High level window over the stairs to the side. Access hatch to loft. Carbon Monoxide alarm. White built-in wardrobe/cupboard and adjoining airing cupboard housing Potterton Performa 28 gas fired boiler servicing the central heating and domestic hot water.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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BEDROOM ONE 11' 9" x 10' 4" (3.58m x 3.15m) Window to the front. Double bed recess with fitted bedroom furniture incorporating drawers, wardrobes and cupboards above.

BEDROOM TWO 12' 2" x 8' 11" (3.71m x 2.72m) Window to the rear. Long views.

BEDROOM THREE 8' 11" x 6' 11" (2.72m x 2.11m) Window to the rear. Long views.

BATHROOM 8' 8" x 5' 5" (2.64m x 1.65m) Obscured glazed window to the front. White suite comprising close coupled wc, pedestal wash hand basin, panelled bath with separate taps and wall mounted Mira 415 shower over. Tiled splashbacks.

EXTERNALLY A 25ft long concrete laid drive provides off street parking and gives access to the garage. The property set back from the pavement by lawned open plan front garden. An 18ft wide side garden, further lawn, border, pedestrian gate opening through to the side and rear gardens. To the back a generous sized garden running the full width of the plot with decked balcony next to the kitchen/dining room, wide paved patio area, access to the garden room, steps up the utility room. To one side stands a garden shed. Two choices of rotary clothes dryer mounting points. Beyond a generous size mature garden, well established with lawns, borders stocked with a profusion of interesting specimen bushes, shrubs and plants, fence and hedge boundaries. From the back garden long views towards Cornwall in the distance.

GARAGE 16' 0" x 8' 0" (4.88m x 2.44m) approx internal measurements. Metal up and over door to the front. Main power and lighting.

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