

FOR SALE

Price £355,000



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estate agents & valuers

76 Moorland View, Derriford , Plymouth, Devon, PL6 6AW



- **Most spacious extended Semi-Detached House**
- **Generously proportioned light and airy accommodation**
- **Good position with far reaching views**
- **Large plot with two drives**
- **Mature generous size gardens**
- **uPVC double glazing, Gas central heating**
- **Privately owned electric solar heating system**
- **Large Lounge, Dining room**
- **28' Conservatory**
- **Kitchen, Utility Room**
- **5 Double Bedrooms, Bathroom/wc, Separate wc**
- **Integral Garage, Carport,**
- **Parking for 4 plus vehicles on 2 drives**
- **No Onward Chain**

THE PROPERTY

A semi-detached house built in the late 1960's/early 1970's and subsequently extended three times with useful utility room addition, a large conservatory and a loft conversion with fifth bedroom. Now providing a most spacious and well-proportioned family home. The property has the benefit of double glazing and gas fired central heating, there is also a privately owned solar electric heating system set up on the original high feed-in tariff with controls located in the garage. A property that truly must be viewed in order to be fully appreciated.

LOCATION

Set in this prime popular established residential area of Derriford where there are a variety of local services and amenities. The position lying close to Derriford Hospital and Business Parks and convenient for access into the city and nearby connection to major routes in other directions.

PVC double glazed door into:

GROUND FLOOR

ENTRANCE LOBBY 4' 3" x 3' 4" (1.3m x 1.02m) Door into the garage and twin glazed doors into:

HALL Stairs rise to the first floor and descend to the kitchen and dining room at the rear. Useful under stairs storage.

LOUNGE 16' 10" x 16' 2" max. (5.13m x 4.93m max.) Window to the side and wide double glazed patio doors to the front. Focal feature fireplace with polished sandstone fire surround and hearth and fitted solid fuel stove.

DINING ROOM 13' 4" x 10' 0" (4.06m x 3.05m) Picture and dado rails. Wide archway into:

CONSERVATORY 28' 1" x 7' 2" (8.56m x 2.18m) Three sets of sliding patio doors to the rear garden and windows on three sides. Long views towards Cornwall and Bodmin Moor in the distance. Two contemporary electrically heated 'Rointe' heaters. Radiator. Various lighting. Wide archway to:

KITCHEN 0' 0" x 10' 0" (0m x 3.05m) Bespoke Marks and Spencer kitchen units finished in hardwood with a range of cupboard and drawer storage. Farmhouse range style cooker with extractor hood over, 'Viessmann' gas fired boiler servicing the central heating and hot water. Door to:

UTILITY ROOM 10' 4" x 5' 6" (3.15m x 1.68m) Window to the rear with long views. PVC part double glazed side entrance door. Fitted work surface with inset one and a half bowl sink unit, cupboard storage under. Additional wall units. Space and plumbing for automatic washing machine.

W.C. 6' 1" x 4' 10" (1.85m x 1.47m) White 'Armitageware' suite with wc and pedestal wash hand basin.

INTEGRAL GARAGE 15' 10" x 9' 7" (4.83m x 2.92m) Up and over door on remote control. Wall shelving and overhead storage platform. Mains gas meter, electric meter and consumer unit plus solar panel controls.

FIRST FLOOR

LANDING Arranged on two levels and at the front a uPVC double glazed door opening on to a front set **BALCONY**. Airing cupboard with plug-in radiator.

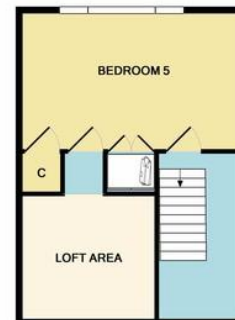
BEDROOM 2 12' 5" x 9' 11" (3.78m x 3.02m) Window to the rear with long views towards Cornwall in the distance.



GROUND FLOOR



1ST FLOOR



2ND 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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BATHROOM 9' 6" x 6' 6" (2.9m x 1.98m) Obscure glazed window to the rear. White suite with close coupled wc, pedestal wash hand basin, spa bath with mixer tap and shower attachment plus 'Triton Opal' electrically heated shower over. Heated towel rail.

BEDROOM 4 9' 11" x 9' 10" (3.02m x 3m) Window to the rear with similar long views to Bedroom 2. Fitted bedroom furniture.

BEDROOM 1 15' 5" x 12' 5" (4.7m x 3.78m) Picture window to the front.

BEDROOM 3 12' 5" x 10' 0" (3.78m x 3.05m) Window to the front.

SECOND FLOOR

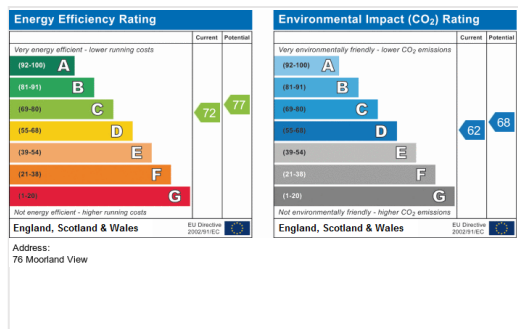
BEDROOM 5 16' 3" x 10' 4" (4.95m x 3.15m) Picture window to the rear with panoramic views across Plymouth towards moorland and Cornwall in the distance. Night storage heating unit. Access to eaves storage area. Built-in wardrobes and access to loft storage area.

EXTERNALLY

The property has the benefit of two private drives both providing off street parking for four or more carefully parked vehicles. The main drive giving access to the garage and the second drive to a carport set to the side. A mature front garden with small lawn and a variety of bushes and shrubs.

Side access and to the rear a generous size back garden enclosed by fence, hedge and wall boundaries. Various patio areas, level lawn, ornamental pond, a concrete apron suitable for summerhouse, vegetable/flower beds. Mature fruit trees. Outside water supply.

TENURE: Freehold **COUNCIL TAX BAND:** D



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