



## Offers Over £450,000

Discover a captivating four bedroom detached house in Derriford, Plymouth. Modern design with bifold doors merging the lounge/dining area with the decking. Contemporary kitchen, utility, and downstairs shower. Bespoke fittings throughout. Generous landing leads to a luxurious family bathroom. Four double bedrooms with large picture windows. Enclosed southerly-facing garden, composite deck, patio with water feature, and artificial lawn. Driveway for two cars, garage for storage. Don't miss this sought-after gem! Call now to view.

## Moorland View, Derriford, PL6 6AN

### Property Description:

Welcome to this exceptional four-bedroom detached house located in the sought-after Derriford area of Plymouth. This impressive property offers a perfect blend of contemporary modern living and bespoke craftsmanship, making it a dream home for any discerning buyer.

Upon entering, you`ll be greeted by a welcoming hallway, leading you to the various spaces on the ground floor. The house boasts a utility room, ensuring practicality and convenience, as well as a downstairs shower and WC room, adding an extra touch of functionality for busy households.

The real showstopper of the property is the open-plan lounge and dining room. With bifold doors that completely remove one wall, the space opens up to the delightful decking area, creating a seamless indoor-outdoor flow. Imagine entertaining guests or relaxing with your family in this light-filled and airy space, connecting with the tranquil outdoors.

The heart of the home, the bespoke contemporary modern fitted kitchen, is a chef`s delight. Equipped with state-of-the-art appliances and designed to perfection, this kitchen will inspire your culinary adventures.

Moving upstairs, you`ll be enchanted by the bespoke handcrafted fittings that adorn the generous stairway and landing. The attention to detail is evident throughout the property, showcasing the care and craftsmanship that went into creating this masterpiece.

The first-floor accommodation features a luxurious main family bathroom. The four-piece suite includes a stand-alone bathtub, a corner double shower, a low-level WC, and a wash hand basin. This bathroom exudes elegance and provides a perfect place to unwind and pamper yourself.

The house offers four double bedrooms, each adorned with large picture-style windows that bathe the rooms in natural light. These spacious and inviting bedrooms provide ample space for relaxation and personalisation, ensuring everyone in the household has their own haven.

Step outside into the beautifully landscaped and enclosed southerly-facing rear garden. The composite deck, adjacent to the house, beckons you to enjoy sunny afternoons with friends and family. Ascend the steps to the granite patio area, complete with a captivating built-in water feature, featuring impressive mini fountains between each stepping stone leading to the lush artificial lawn. This outdoor space is perfect for hosting gatherings or simply enjoying some peaceful solitude.

For your convenience, two outside storage buildings provide additional space to keep your gardening tools and equipment organised. The front garden, laid to low maintenance artificial grass, adds to the property`s curb appeal, and the driveway can comfortably accommodate two cars, along with a garage front offering great storage solutions.

This exceptional property is ideally situated in the sought-after Derriford area of Plymouth. With its perfect blend of modern amenities, bespoke design, and convenient location, this four-bedroom detached house is a rare find and an opportunity not to be missed.

Contact us now to arrange a viewing and experience the epitome of luxurious and contemporary living in Plymouth`s desirable Derriford area. Don't let this dream home slip away!

**Lounge 3.55m (11'8") x 3.46m (11'4")**

**Dining 3.51m (11'6") x 3.86m (12'8")**

**Kitchen/Breakfast Room 5.49m (18'0") x 3.75m (12'4")**

**Utility/Laundry Room 2.62m (8'7") x 2.44m (8'0")**

**Bedroom One 3.9m (12'10") x 2.88m (9'5") To Wardrobe**

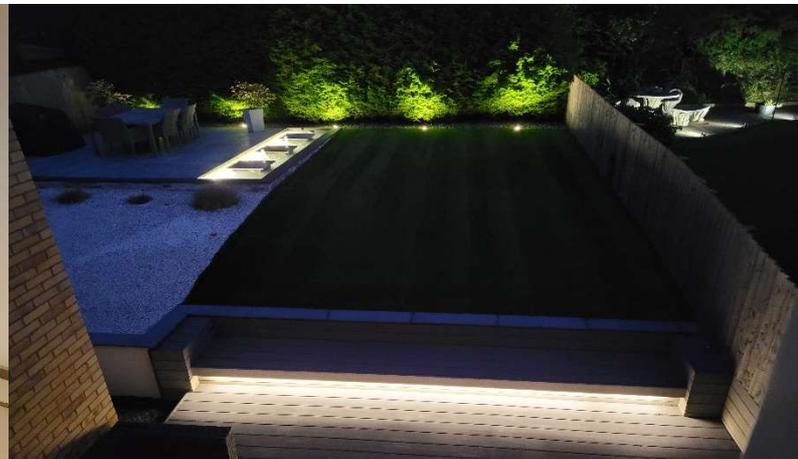
**Bedroom Two 3.6m (11'10") x 3.52m (11'7")**

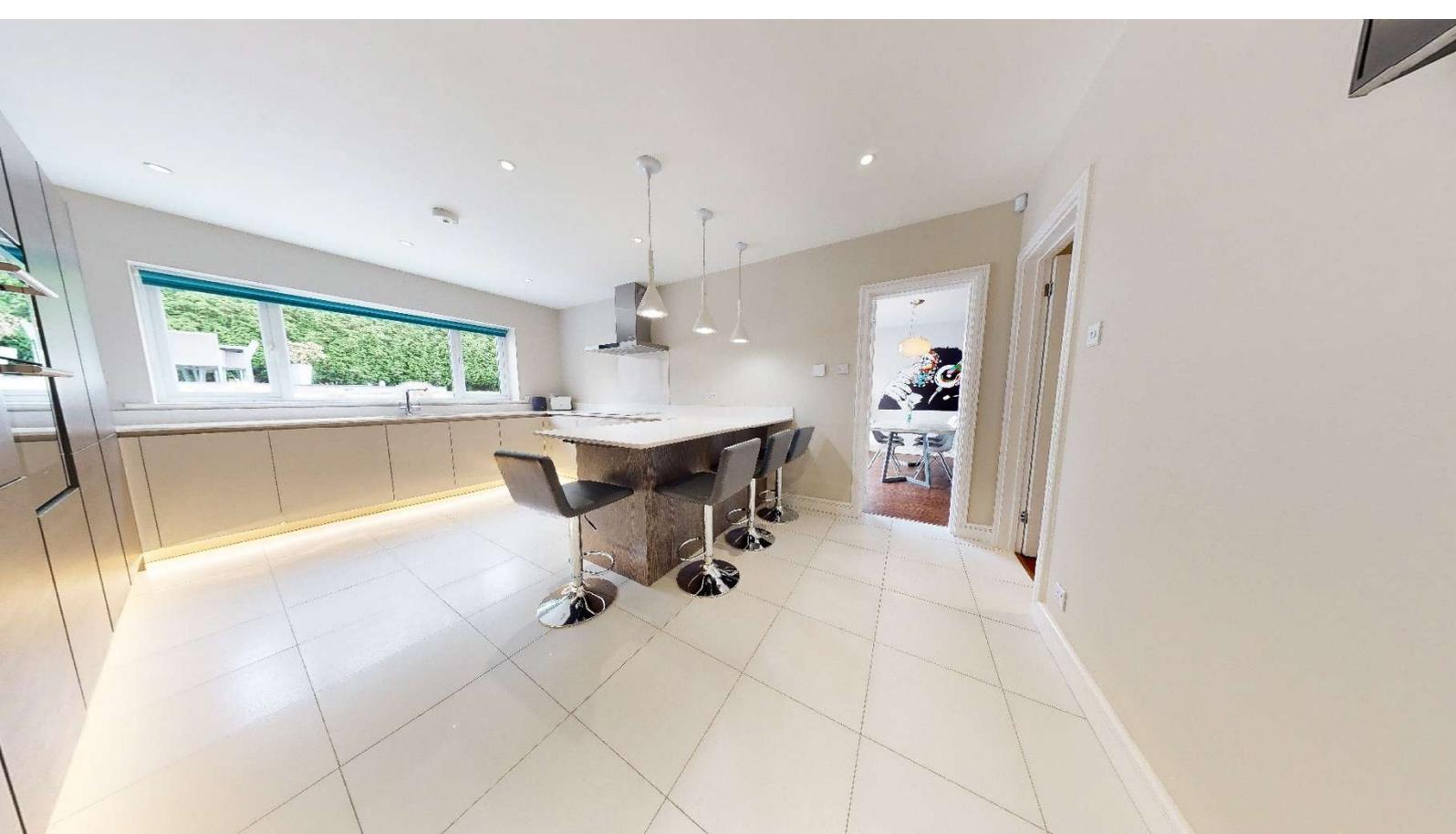
**Bedroom Three 3.97m (13'0") x 3.14m (10'4")**

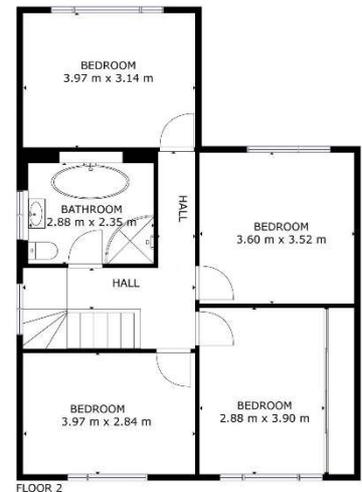
**Bedroom Four 3.97m (13'0") x 2.84m (9'4")**

**Family Bathroom 2.88m (9'5") x 2.35m (7'9")**









GROSS INTERNAL AREA  
FLOOR 1: 68 m<sup>2</sup>, FLOOR 2: 70 m<sup>2</sup>  
TOTAL: 138 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL, MAY VARY.



**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

