



Asking Price £220,000

Situated in the ever-popular Derriford area, this immaculately presented two-bedroom mid-terraced home on Bluebell Street offers contemporary living in a sought-after residential development close to local schools, amenities and Derriford Hospital. Finished to a modern standard throughout, the accommodation briefly comprises a welcoming entrance hall, a convenient downstairs WC, and a bright lounge with herringbone wooden flooring that flows seamlessly into a recently renovated kitchen/diner. The kitchen is a real highlight, fitted with a stylish range of shaker-style units, quartz worktops, and integrated appliances including an electric eye-level double oven and induction hob. Patio doors open directly to the rear garden, making this space ideal for entertaining or simply enjoying day-to-day family life. Upstairs are two generous double bedrooms, both beautifully styled and flooded with natural light, alongside a contemporary bathroom with shower over bath. The fully enclosed rear garden offers a pleasant outdoor space with lawn and patio areas. Further benefits include allocated parking, gas central heating, uPVC double glazing throughout and a stunning interior presentation, this is a perfect home for first time buyers, young professionals or those seeking to downsize into a turnkey property. Viewing is highly recommended to appreciate the standard of finish on offer.

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Established 2008



01752 206040



sales@novahomes.co.uk



www.novahomes.co.uk

Bluebell Street, Derriford, PL6 8DY

Entrance Hall

A welcoming entrance hall with stairs rising to the first floor, access to the ground floor WC, and a door leading into the lounge. Modern decor and herringbone wood flooring continue throughout the ground level.

Cloakroom

Featuring a low-level WC and wash hand basin, with stylish tiling and a uPVC obscured double glazed window to the front.

Lounge

4.59m x 2.86m (15' 1" x 9' 5")

A bright and spacious lounge, tastefully decorated. The uPVC double glazed window overlooks the front garden, and there's a radiator and ceiling-mounted light fitting. The room opens seamlessly into the kitchen/diner, ideal for modern living.

Kitchen / Dining Room

4.85m x 3.50m (15' 11" x 11' 6")

A stunning, newly fitted kitchen with a range of soft-close shaker-style units in a light grey finish, complemented by quartz worktops, undercabinet LED lighting and herringbone flooring. Integrated appliances include an electric eye-level double oven, induction hob, and contemporary extractor. Also fitted are a Belfast sink, and dedicated spaces for a washing machine, dishwasher and tumble dryer. A breakfast bar provides casual dining space, and double uPVC doors open to the rear garden. A large window to the rear ensures a light, airy feel.

First Floor

Landing

Providing access to both bedrooms and the bathroom, as well as a loft hatch. Lightly carpeted and neutrally decorated.

Bedroom One

3.98m x 2.62m (13' 1" x 8' 7")

Another good-sized bedroom. Radiator, Two uPVC windows to the front elevation flood the room with natural light.

Bedroom Two

3.98m x 2.68m (13' 1" x 8' 10")

A well-proportioned double bedroom currently utilised as a dressing room with a uPVC double glazed window to the rear elevation, radiator, and ceiling light. Tasteful decor and ample space for wardrobes and additional furniture.

Bathroom

A modern three-piece suite comprising a panelled bath with shower over, low-level WC, and pedestal wash basin. Partially tiled walls, extractor fan, radiator.

Rear Garden

A fully enclosed rear garden with level lawn and patio seating area, bordered by timber fencing with potential for a shed or raised beds.

Parking

One allocated parking space is situated at the front of the property.

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.

Agents Note:

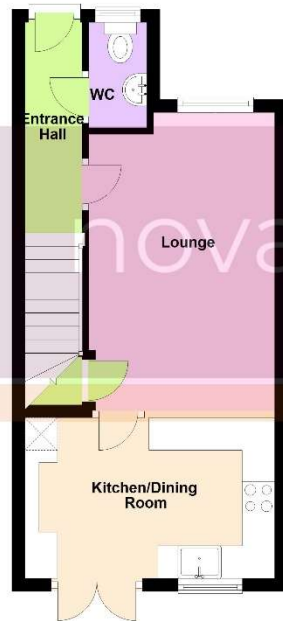
Please note that the current vendors pay £170 per annum as an estate maintenance/service charge.



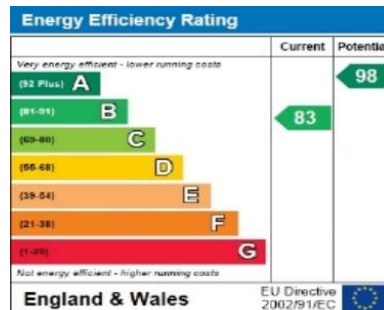
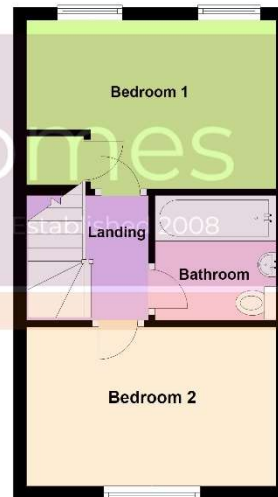




Ground Floor



First Floor



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.



**1%
FEE**

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CONTRACT**

**FULL SERVICE
ESTATE AGENTS**

**NO SALE
NO FEE**

