



Asking Price £240,000

This modern three-bedroom family home is set within a popular residential development in Derriford, offering well-proportioned living space, allocated parking and a low-maintenance garden. Ideally suited for first-time buyers, young families or investors, the property combines a contemporary interior with practical features. On the ground floor, a welcoming entrance hall leads to a spacious lounge filled with natural light from a front-facing window. The open-plan kitchen/dining room spans the rear of the property, fitted with stylish units, integrated oven and hob, and space for appliances, with patio doors opening directly onto the garden. A convenient downstairs cloakroom completes the floor. Upstairs, the main bedroom benefits from an en-suite shower room, while two further bedrooms and a modern family bathroom offer flexible accommodation for children, guests, or a home office. Outside, the enclosed rear garden provides space for relaxing or entertaining and includes a useful storage shed. To the front, the property enjoys allocated parking with space for two vehicles. Located in Bluebell Street, this home is within easy reach of Derriford Hospital, local schools, supermarkets, and retail parks. Excellent transport links provide quick access into Plymouth city centre, the A38, and Dartmoor National Park. This is a fantastic opportunity to secure a low-maintenance, move-in-ready home

novahomes

Established 2008

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Bluebell Street, Derriford, PL6 8DY

Accommodation Comprises

Ground Floor

Hallway – Welcoming entrance with access to cloakroom and lounge.

Cloakroom/WC – Modern white suite with low-level WC and pedestal wash hand basin.

Lounge – 4.36m x 3.67m (14`4" x 12`) max. Bright and spacious with front aspect window, neutral décor and under-stairs storage.

Kitchen/Dining Room – 4.66m x 2.72m (15`3" x 8`11"). Modern fitted units, integrated oven & hob with extractor, space for fridge-freezer, dishwasher & washing machine, dining area with patio doors leading to garden.

First Floor

Bedroom One – 2.93m x 2.87m (9`7" x 9`5") excl. recess. Double bedroom with front aspect, fitted storage recess, access to en-suite.

En-Suite – Contemporary shower cubicle, WC and wash hand basin.

Bedroom Two – 2.70m x 2.31m (8`10" x 7`7"). Rear aspect double bedroom.

Bedroom Three – 2.31m x 1.90m (7`7" x 6`3"). Single bedroom, nursery, or home office.

Bathroom – 1.81m x 1.71m (5`11" x 5`7"). Modern white suite comprising bath with shower over, WC and wash hand basin.

Outside

Rear Garden – Fully enclosed, with lawn and gravelled areas, patio, and large timber storage shed.

Front – Two allocated parking spaces.

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.

Other Information

There is an annual service charge of £190







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B		
(69-80) C	83	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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**

**0^{WK}
CONTRACT**

**FULL SERVICE
ESTATE AGENTS**

**NO SALE
NO FEE**

