



Asking Price £370,000

Situated in the highly desirable residential area of Upland Drive, Derriford, this three-bedroom detached family home is offered to the market with no onward chain and presents an exciting opportunity for buyers seeking space, potential and a superb location. Occupying an elevated position with far-reaching views to the rear, the property benefits from driveway parking to both sides of the house, a garage, and a private enclosed rear garden. Internally, the accommodation is generous and well-proportioned. The welcoming entrance hall provides access to a ground floor WC and leads through to a substantial dual-aspect lounge measuring over 18ft in length. Flooded with natural light

from two large windows, this is a fantastic family living space with feature fireplace. To the rear of the property, a separate dining room enjoys direct access to the garden via sliding patio doors, creating an ideal setting for entertaining. The adjoining kitchen offers a range of fitted units, ample worktop space and pleasant outlooks, with scope for modernisation to create an open-plan kitchen/dining arrangement (subject to any necessary consents). Upstairs, the first floor hosts three well-proportioned bedrooms. The principal bedroom is particularly generous, while bedroom two is a comfortable double and bedroom three makes an ideal nursery, home office or single bedroom. A family bathroom completes the accommodation. Externally, the rear garden features a patio area leading to a tiered garden with planted beds and elevated views across the surrounding area. The garage provides additional storage or secure parking. Positioned in a highly sought-after area close to Derriford Hospital, reputable schools, local amenities and excellent transport links, this property offers outstanding potential to create a wonderful long-term family home. Early viewing is highly recommended.

Upland Drive, Derriford, PL6 6BG

Accommodation Comprises

Ground Floor

Entrance Hall

Stairs rising to first floor, radiator, access to WC and lounge.

WC

Low-level WC, wash hand basin.

Lounge – 5.71m x 3.70m (18`9" x 12`2")

Spacious dual-aspect reception room with two large windows, feature fireplace, radiators.

Dining Room – 3.57m x 3.04m (11`8" x 10`)

Sliding patio doors to rear garden, radiator, direct access to kitchen.

Kitchen – 3.57m x 2.82m (11`8" x 9`3")

Range of fitted wall and base units, worktops, inset sink and drainer, gas hob with extractor over, space for appliances, rear aspect window

First Floor

Landing

Access to all bedrooms and bathroom.

Bedroom 1 – 5.14m x 3.12m (16`10" x 10`3")
Generous principal bedroom with front aspect window, radiator.

Bedroom 2 – 3.67m x 3.12m (12` x 10`3")
Double bedroom with rear aspect window and pleasant outlook.

Bedroom 3 – 2.59m x 2.74m (8`6" x 9`)
Ideal single bedroom, nursery or home office.

Bathroom – 2.51m x 1.66m (8`3" x 5`5")
Panel bath with shower attachment, wash hand basin set within vanity unit, low-level WC, obscured window..

Garage – 6.16m x 3.94m (20`3" x 12`11")
Up-and-over door, power and lighting, internal access door.

Viewing Arrangements

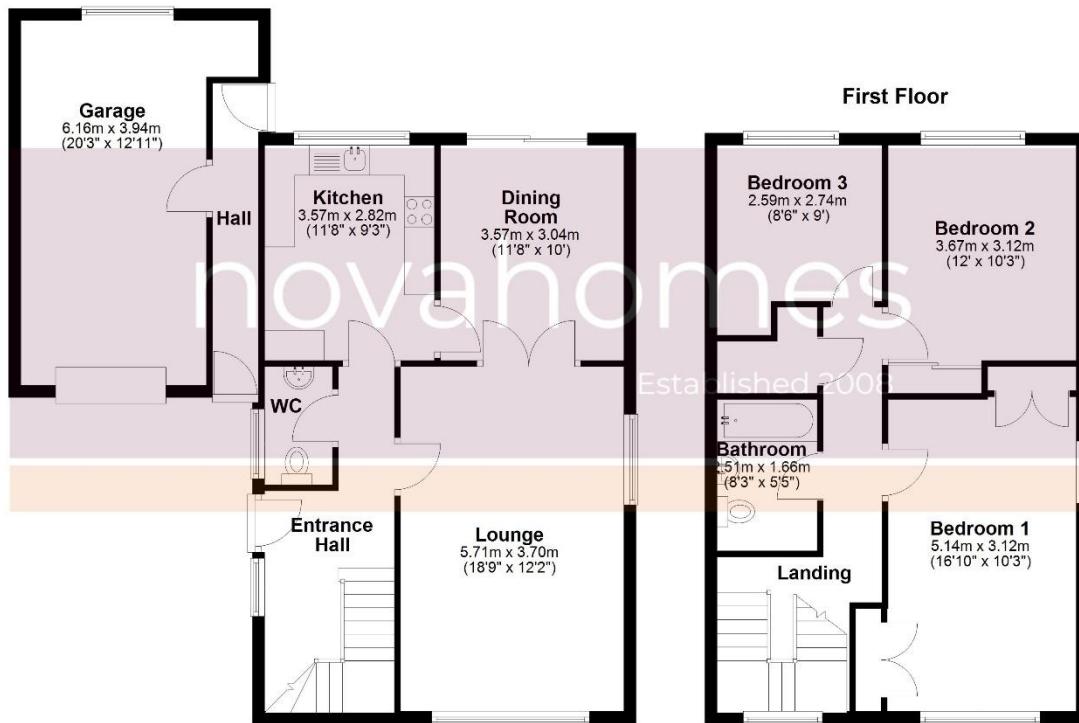
Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







Ground 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**

