



**Caradon Close, Derriford, Plymouth, PL6 6AJ**

In Excess of **£600,000**





## Caradon Close

Derriford, Plymouth

Superb, detached family home, with large, level private rear gardens, three reception rooms, four double bedrooms, main en-suite, double garage, work shop & stepping driveway. Requiring some modernisation. No onward chain.

Council Tax band: G

Tenure: Freehold

- Beautiful, Unique Family Home Set on a Large Level Plot
- Four Double Bedrooms
- Main En-Suite & Family Bathroom
- Sweeping Driveway & Double Garage
- Private Level Rear Gardens
- Three Reception Rooms
- Quiet Cul-De-Sac Location
- Needing Some Decorative Modernisation
- Workshop & Outside Store Room
- No Onward Chain



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Derriford, Plymouth

You enter the property into a large porch, which has dual aspect windows and doors to the front and side elevation. There is a door which opens into the entrance hall. The entrance hall has stairs up to the first floor landing, with doors opening through to the lounge, dining room, downstairs cloakroom and the kitchen. There is Parquet flooring and a cupboard for storing shoes and coats.

The lounge is an excellent size, with triple aspect windows to the front, side and rear elevation. There is an open fire, with a continuation of the Parquet flooring and an archway through to the dining room. The dining room is perfect for entertaining, with sliding patio doors out onto the rear gardens.

Located at the front of the property is the third reception room, which has a large bay window to the front elevation and a window to the side elevation. This room could be used as a second lounge, a home office or as an additional bedroom. There is a door leading into the utility room, which has space for a tumble dryer, as well as a door out to the rear gardens and a door into the kitchen.

The kitchen has a large fitted kitchen, with a large picture window to the rear elevation. There is a large breakfast bar, with a range of wall and base mounted units, with a work surface over, a internal double oven and four ring electric & gas hob, plus further space for a range of appliances.



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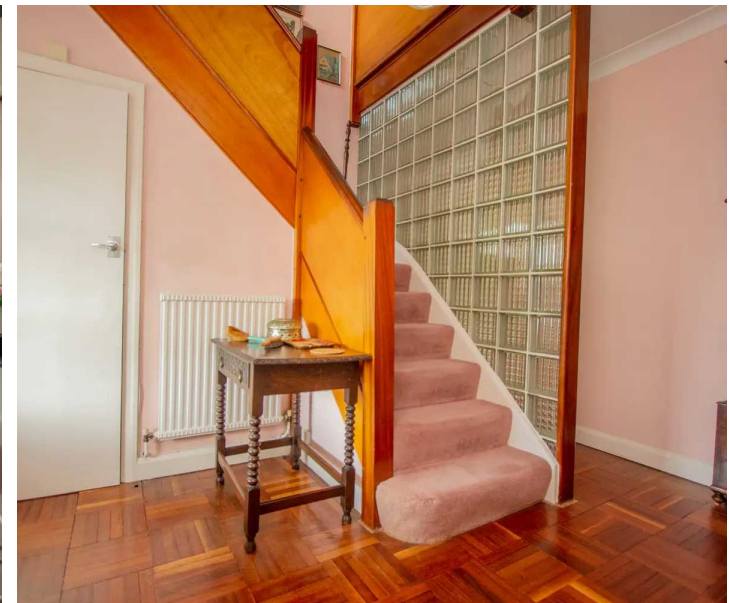
Derriford, Plymouth

Upstairs, the first floor landing leads through to all four bedrooms and the family bathroom. There is a large picture window to the front elevation, with views towards Cornwall, a loft hatch with pull down ladder and a cupboard with access into the eaves.

The main bedroom is at the rear of the property with views over the gardens, with a range of fitted wardrobes and an en-suite shower room. The en-suite has a walk in shower, low level w/c and a hand wash basin. There is a heated towel rail, obscured window to the rear elevation and an extraction fan to finish.

All four bedrooms are good double sizes with built in storage cupboards. Bedroom four has access into the eaves. The family bathroom has a walk in shower, low level w/c, hand wash basin and a panelled bath. There is a heated towel rail obscured window to the rear elevation and an extraction fan to finish.

The property has been in the same ownership for almost fifty years and does require modernisation. The property offers a degree of privacy and has been updated over the years, with the addition of the third reception room and en-suite shower room.





## Outside

Externally, the rear gardens have been landscaped, with a large lawn and a patio area. The gardens are immaculately presented, with a wide range of mature plants, shrubs and trees offering privacy and tranquility.

The property boasts an outside store room and large workshop, as well as a large double garage with power and lighting. The double garage has an electric up and over door.

To finish, the property has a sweeping driveway with space for a number of vehicles, and a low maintenance front garden which is mainly laid to lawn.

## Tenure & Services

Tenure - Freehold

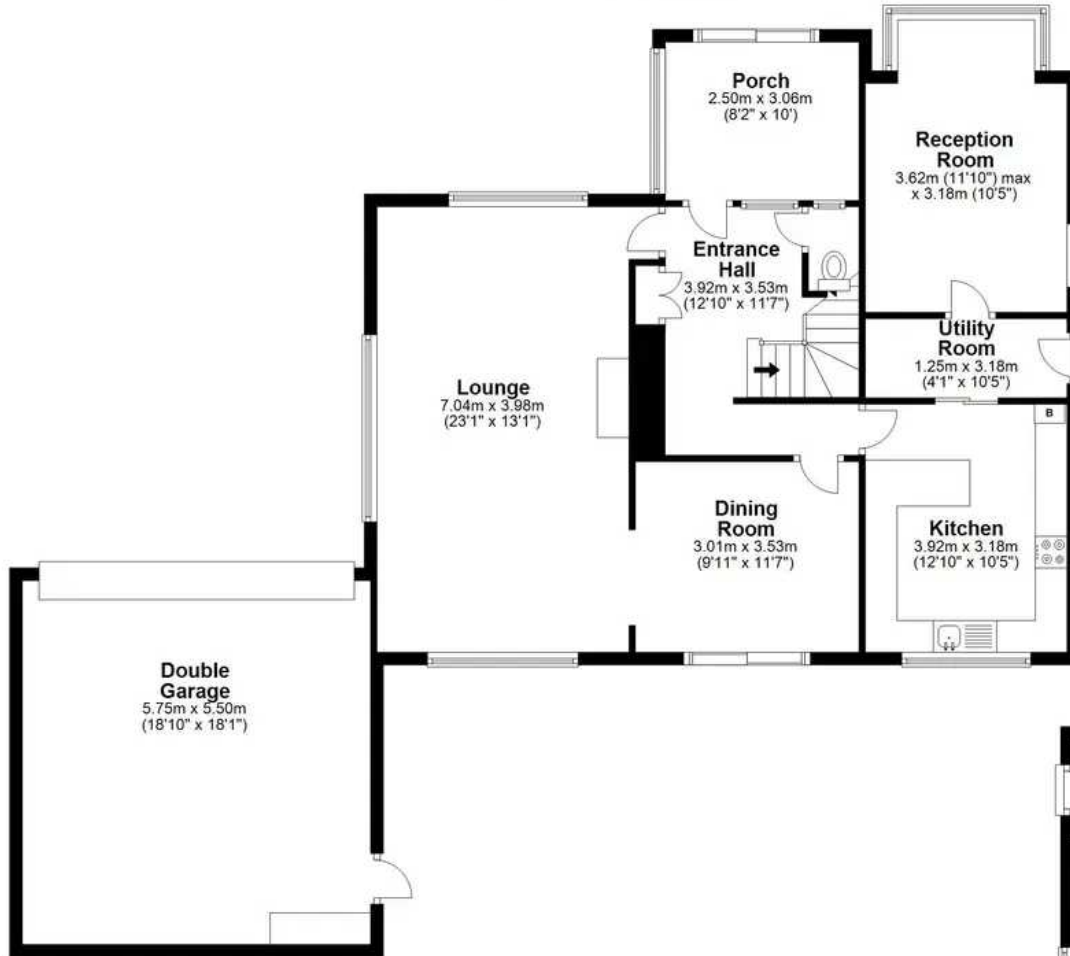
EPC - C

Council Tax Band - G



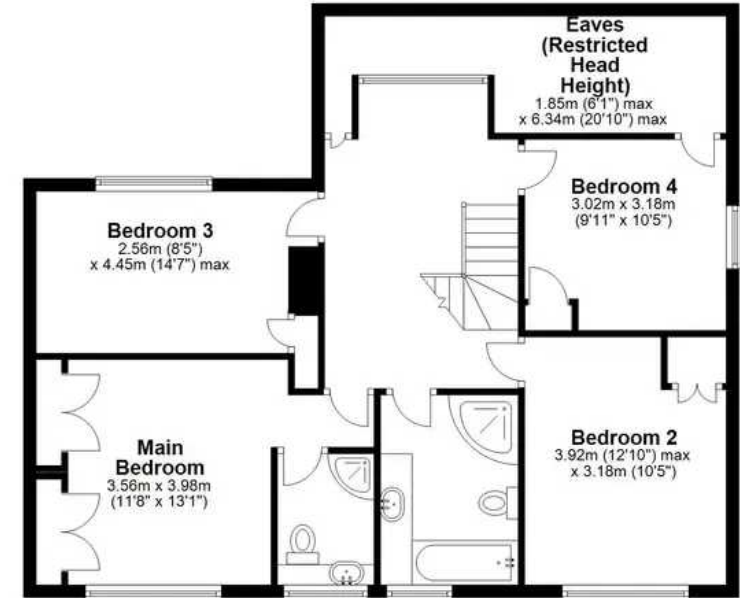
### Ground Floor

Approx. 134.8 sq. metres (1450.5 sq. feet)



### First Floor

Approx. 85.3 sq. metres (917.9 sq. feet)



Total area: approx. 220.0 sq. metres (2368.3 sq. feet)  
Caradon Close, Derriford, Plymouth



## Atwell Martin

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