



Canberra Road, Plymouth PL6 8DZ

£425,000 Freehold EPC-B



Canberra Road

Plymouth

Stunning 4 bed detached house built in 2017 by Cavanna Homes. Bright and spacious with high-quality finishes. Open plan kitchen diner, master suite with ensuite, garage, off-road parking, large front and south-facing rear garden. Convenient location near Derriford Hospital. Comfort, convenience, and luxury. Must-see. Council Tax band: E

Tenure: Freehold

- Four Bedrooms
- Master with Ensuite
- Family Shower Room
- Living Room
- Large Open Plan Kitchen Diner
- Separate W.C.
- Garage with Off Road Parking
- Large Garden to front, Extending to Side
- Large patio and lawn laid with artificial grass for ease of maintenance



Canberra Road

Plymouth

Presenting an exceptional opportunity to acquire a stunning 4 bedroom detached house, this executive property, built by renowned developer Cavanna Homes in 2017, is the epitome of modern living. Bright, spacious, and expertly designed, this property features a range of desirable materials and finishes.

Upon entering the property, you are greeted by a generous hallway that effortlessly flows to the different areas of the house. The ground floor boasts a well-appointed living room, providing an inviting space for relaxation. The large open plan kitchen diner is an impressive feature of the home, providing a perfect space for both entertaining and day-to-day family life. With Silestone worktops, sleek cabinetry, ample storage, and top-of-the-line appliances, this kitchen is a chef's dream. Adjacent to the kitchen is a useful utility room, making domestic chores a breeze, and a separate W.C. offers convenience and privacy.

Heading upstairs, a stunning master suite awaits, complete with a contemporary ensuite shower room for added luxury. Three further generously-sized bedrooms offer ample space for both family and guests. A modern family shower room completes the first floor. The fourth bedroom has been converted into a dressing room with a range of fitted mirrored wardrobes by the current owner. Converting back into a fourth bedroom is easily done if so required.

LOCATION



Canberra Road

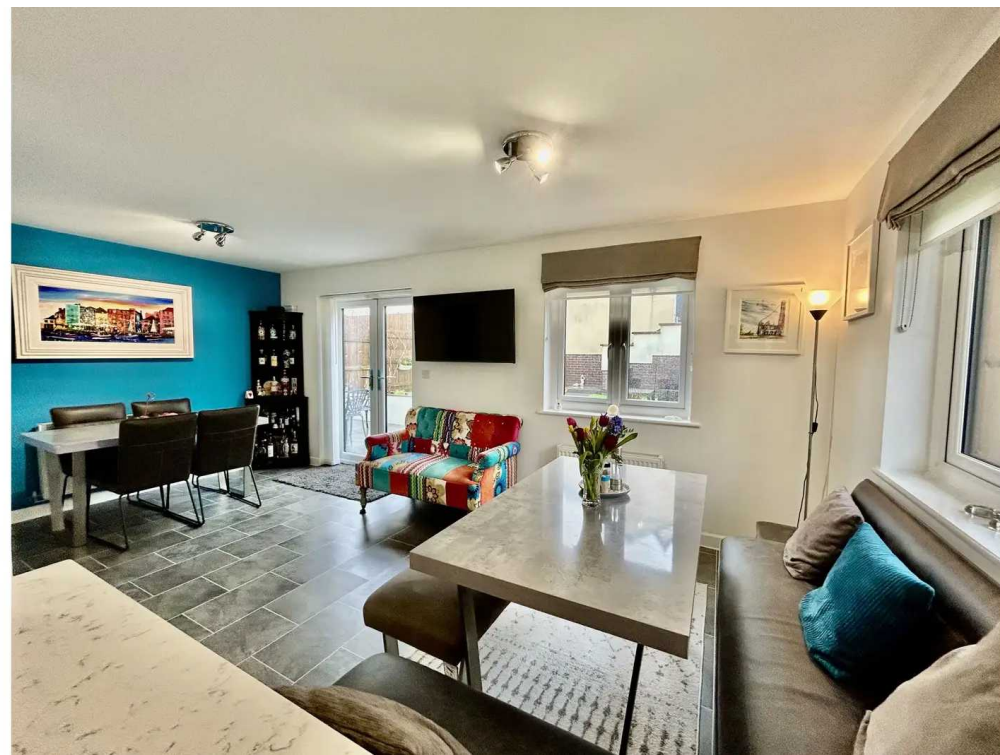
Plymouth

The property also benefits from a garage, which boasts power and lighting also providing invaluable storage space, with off-road parking available directly in front of the garage. A courtesy door conveniently connects the garage to the rear garden. To the front of the property is a large garden, extending to the side, offering a beautiful and charming vista. The enclosed rear garden is a true asset, providing ample opportunity for outside enjoyment.

The outdoor space includes a large patio area, perfect for al fresco dining or relaxing with family and friends. The lawn has been laid with artificial grass, ensuring ease of maintenance while maintaining an attractive aesthetic. The addition of an external power point to the rear garden keeps opportunity at a maximum for outdoor entertainment. Furthermore, the property boasts solar panels to the roof for the hot water.

Situated in a desirable location, this property offers easy access to the renowned Derriford Hospital, making it an ideal option for healthcare professionals seeking a convenient commute. Local amenities, schools, and transport links are also within easy reach, ensuring everything you need is close at hand.

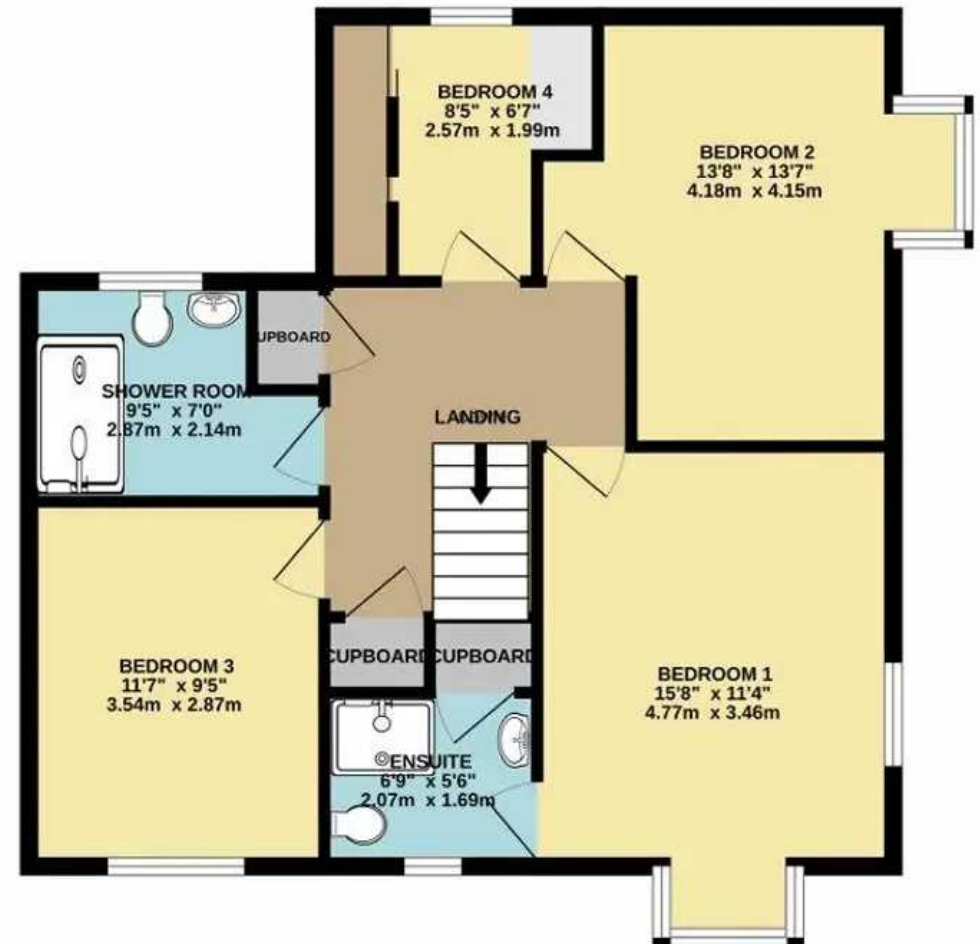




GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 1347 sq.ft. (125.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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