



Falcon

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100 Dunraven Drive

Derriford, Plymouth, PL6 6AT

Guide Price £425,000-£450,000





In Brief

Executive Four-Bedroom Detached Home in Derriford

Reception Rooms Living room - Dining room - Conservatory

Bedrooms Four Bedrooms

Heating Gas central heating

Area 1432 Sq Ft

Tenure Freehold

Parking Drive - Garage

Council Tax D

Description

Situated in a highly sought-after location to the north of Plymouth, this impressive four-bedroom detached property offers flexible living space, extensive gardens, and excellent potential for further development. The accommodation comprises a spacious lounge, a separate dining room, and a light-filled conservatory, providing plenty of room for both family living and entertaining. The well-presented kitchen, also you will find the utility area located within the garage. Upstairs, there are four generously sized bedrooms and a modern family bathroom. A particular feature of this home is the cellar, currently utilised as a gym, which offers superb potential for conversion to suit a variety of needs, whether as a home office, playroom, or additional living space. Externally, the property boasts off-road parking and beautifully manicured, extensive tiered gardens to the rear, perfect for outdoor enjoyment and relaxation. This executive detached house presents an excellent opportunity to acquire a substantial family home in a prestigious setting, offering both immediate comfort and scope to enhance further.

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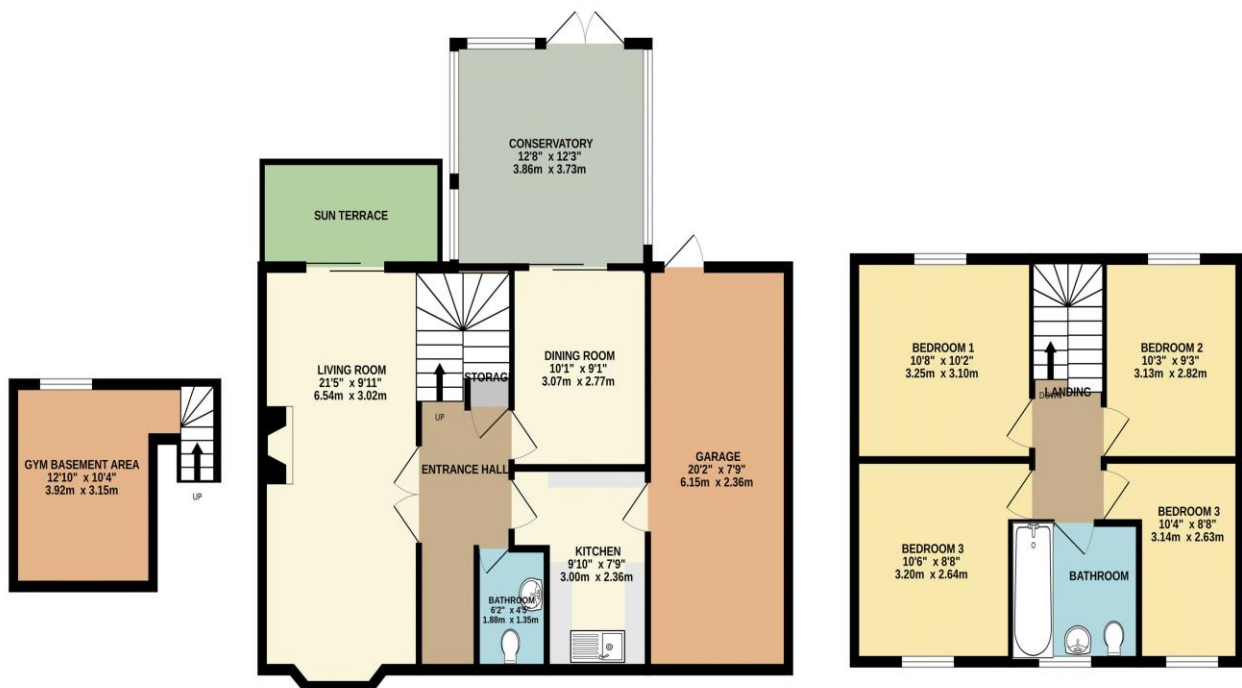
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Floor Plans

BASEMENT
107 sq.ft. (9.9 sq.m.) approx.

GROUND FLOOR
823 sq.ft. (76.5 sq.m.) approx.

1ST FLOOR
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 1432 sq.ft. (133.1 sq.m.) approx.

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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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