



# Falcon

01752 600444

## 12 Derby Road

Whitleigh, Plymouth, PL5 4BJ

Guide Price £210,000 - £220,000





## In Brief

**Well presented 2 double bedroom semi- detached home**

**Reception Rooms** living room- Sun room

**Bedrooms** 2 double bedrooms

**Heating** Gas central heating

**Area** 884SQFT

**Tenure** Freehold

**Parking** On street parking

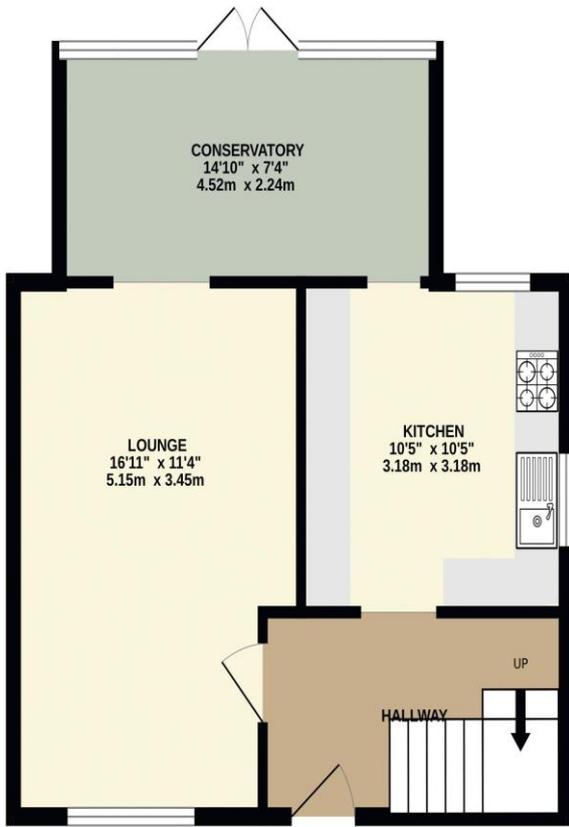
**Council Tax** A

## Description

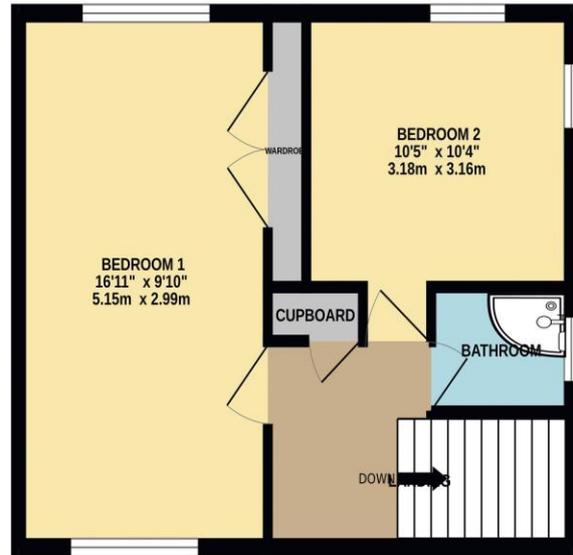
Well presented two-bedroom semi-detached home offers an outstanding opportunity for first-time buyers, downsizers, or savvy buy-to-let investors alike. Thoughtfully extended and lovingly maintained, the property combines generous proportions with flexible living space, all complemented by a delightful south-facing garden. From the moment you approach the property, you are welcomed by its attractive frontage and the promise of space both inside and out. With gardens to the front, side, and rear. Furthermore, there is exciting scope to create off-road parking to the front or side of the property, subject to the necessary planning permissions. The hallway is generously proportioned, allowing for practical storage solutions and a welcoming first impression for guests. The heart of the home lies in the family living / dining room, a beautifully arranged space designed with both relaxation and entertaining in mind. One of the standout features of this property is the thoughtfully designed extension, which significantly enhances both the footprint and versatility of the home with French doors opening directly onto the south-facing rear garden. The kitchen is both practical and well-appointed, designed to meet the demands of modern living. Accessible from both the hallway and the extended living area, it benefits from a convenient layout that supports day-to-day functionality. The kitchen is equipped with an integral oven, hob, and extractor fan with hood, along with designated spaces for additional white goods. Bedroom one is particularly noteworthy, benefiting from dual aspect windows to both the front and rear elevations. Additionally, the presence of a fitted wardrobe provides convenient storage while maintaining a clean and uncluttered aesthetic. The second bedroom is equally well-proportioned. Serving the first floor is a modern fitted shower room. Externally, the property continues to deliver. The south-facing rear garden is a particular highlight, offering a private and sun-filled outdoor space that can be enjoyed throughout the year. The additional front and side garden areas further enhance the sense of space and offer additional potential for landscaping or development. Location-wise, Derby Road in Whiteleigh is a highly regarded residential setting, offering convenient access to local amenities, schools, and transport links. Its popularity among buyers and investors alike is a testament to the balance it offers between community living and accessibility. Being offered to market Chain free do not miss out on this opportunity.

# Floor Plans

GROUND FLOOR



1ST FLOOR



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