



Woodway  
Elburton, Plymouth  
PL9 8TR

Guide Price £475,000 - £485,000

LUKE BOON

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exp<sup>®</sup> UK



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Graph

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Located within a quiet cul-de-sac in the heart of Elburton, Woodway is located close to Elburton Primary School, the Broadway Shopping Centre and Dunstone Woods and Park.

Plymstock has excellent primary and secondary schools and offers good commuter routes into the City Centre. There is an abundance of local amenities located throughout Plymstock. Part of the South West Coastline is located in PL9 and includes Jennycliff, Wembury and Bovisands beaches.

Plymouth has a train station with direct access into London Paddington and Birmingham New Street. Plymouth City Centre has Drake Circus Shopping Centre and the Barcode Leisure Complex, plus the Theatre Royal. The Barbican and Royal William Yard are located close by, with a range of local and national traders and eateries.

You enter the property into a large entrance hall, which leads through to the kitchen/breakfast room, lounge, dining room (bedroom four), main bedroom and family bathroom. There is an airing cupboard, a LVT floor covering which flows through the hallway and into the kitchen and a statement glass balustrade with stairs leading down to bedrooms two and three and the shower room.

Located at the front of the property is the kitchen/breakfast room. Installed around 18 months ago, the kitchen has a wide range of integral appliances, a range of wall and base mounted units, complete with a Quartz work surface over. There is a breakfast bar, a wall mounted radiator, large picture window to the front elevation and access into the side porch, which leads down to the rear garden.

Both the lounge and dining room are located at the rear of the property and are well presented. Both have picture windows to the rear elevation, offering superb, panoramic views spanning across from Dartmoor, Cornwall, Plymouth and Plymouth Hoe. The lounge has a feature fireplace with inset fire and space for a range of large furniture. The dining room has previously been used as the fourth double bedroom and has a small built in cupboard.

Located at the front of the property is the main bedroom, which is a good double size and has a large picture window to the front elevation. There is a trap door giving access to the basement and a range of fitted wardrobes.

The bathroom has been upgraded and re-modeled around 8 months ago and has been finished to an impressive standard. There is a freestanding bath, large walk in shower, hand wash basin and a low level w/c. There is an obscured window to the side elevation and a heated towel rail. The bathroom has a handy storage cupboard, with a porcelain tiled floor, tiled splash backs and an extraction fan to finish.

Downstairs, bedrooms two and three are a good double size and have views over the rear garden. Bedroom two has a large under stairs storage cupboard. Bedroom three has dual aspect windows and doors, to the rear and side elevation. There is direct access out onto the rear garden.

The shower room is fully tiled and has a shower cubicle, a low level w/c, hand wash basin and an obscured window to the side elevation. There is an extraction fan and a radiator to finish.

The property has full double glazing and gas central heating and offers spacious and flexible living accommodation. The property could be a two bedroom bungalow with a formal dining room and a downstairs garden room, or a four double bedroom family home. There is additional potential in the loft, which is partially boarded, and could be converted to create a fifth and sixth bedroom if required (subject to building regulations and planning permission).

Externally, the property has a block paved driveway with space for one car and a large single garage. The garage has power and lighting and has an up and over door with an obscured window to the side elevation.

The front garden is low maintenance with a block paved patio and raised beds with mature shrubs. There is a path leading down to a side porch and a gate which gives access through to the rear garden.

The rear garden is well maintained with a large lawn and a decked area. The rear garden catches the afternoon and evening sunshine. There is an array of outside power points and a large summer house which is currently used as storage.

Tenure - Freehold  
Services - Mains Water, Gas, Drainage, Electricity. Fibre Broadband Available  
EPC - TBC  
Council Tax Band - E

