



75 Erlstoke Close

Eggbuckland, Plymouth, PL6 5QN

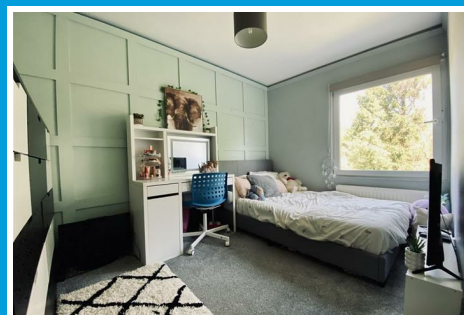
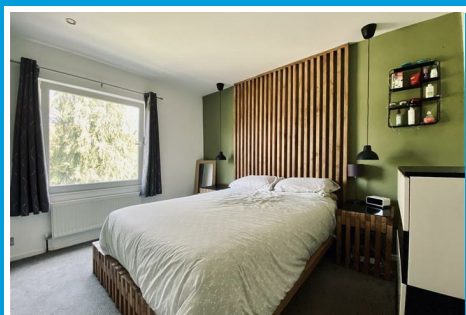
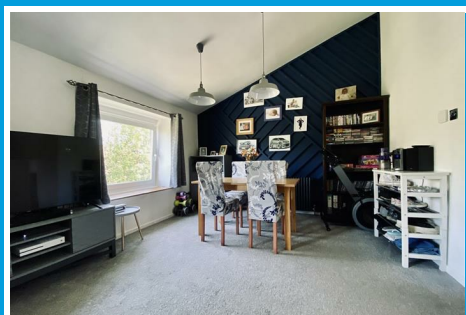
Offers Over £250,000



75 Erlstoke Close

Eggbuckland, Plymouth, PL6 5QN

Offers Over £250,000



75 ERLSTOKE CLOSE, EGGBUCKLAND, PLYMOUTH PL6 5QN

LOCATION

Located in this established residential area with a good variety of local services found nearby in Crownhill and Eggbuckland and the position convenient for access into the city and nearby connections to major routes in other directions.

ACCOMMODATION

A uPVC obscured double glazed door opens into;

ENTRANCE HALL

11'5" x 2'8" (3.5 x 0.83)

Laminate wood flooring. Door to the integral garage. Staircase leading down to the open plan lounge/diner. The room opens into;

KITCHEN

11'5" x 8'2" (3.5 x 2.49)

Attractive matching base and wall mounted units with with integrated dishwasher and twin oven and spaces for a fridge. Roll edge laminate work surfaces have inset one and half bowl sink unit with a mixer tap and four ring gas hob with an extractor hood. Breakfast bar. White brick effect tiled splash-backs. Wall mounted Ideal Logic boiler. uPVC double glazed window to front. Obscured uPVC double glazed high level window to rear. laminate wood flooring.

LOUNGE/DINER

19'6" x 11'5" (5.95 x 3.5)

Two uPVC double glazed windows to rear. Decorative wood cladding to one wall. Staircase leading down to the lower half landing.

LOWER HALF LANDING

Composite front door opens out to the front garden patio area. Doors leading off to the bedroom 3, bathroom and study. Staircase down to the lower ground floor.

BEDROOM 3

11'9" x 7'8" (3.6 x 2.34)

uPVC double glazed window to side.

STUDY/STORE ROOM

5'10" x 5'2" (1.79 x 1.59)

Ample space for a study desk.

BATHROOM

7'10" x 5'6" (2.41 x 1.68)

Matching white suite of panelled bath with mixer shower attachments both rainfall and handheld, close coupled wc and wash hand basin inset into vanity storage cupboards below. Tiled walls. Obscured uPVC double glazed window to front.

LOWER GROUND FLOOR

Doors leading off to bedrooms 1 and 2.

BEDROOM 1

11'7" x 9'4" (3.54 x 2.87)

Fitted high gloss wardrobes running along one wall.

Decorative wood cladding. Built-in/bespoke wooden bed frame with complementing bedside tables. uPVC double glazed window to rear. Entrance to;

WC

2'10" x 2'5" (0.88 x 0.75)

Close coupled WC with fitted wash hand basin.

BEDROOM 2

11'7" x 7'9" (3.55 x 2.38)

Decorative cladding to one wall. uPVC double glazed window to rear.

OUTSIDE

A concrete path leads to the front door and is bordered by the driveway to one side allowing off road parking to the fore of the single garage. The main front garden is set down from the property providing a courtyard garden which is a real sun trap. A path runs alongside the property to the rear garden which has a composite decked seating area and section of artificial grass. A path leads down to the right giving access to two further terraces which can be developed.

GARAGE

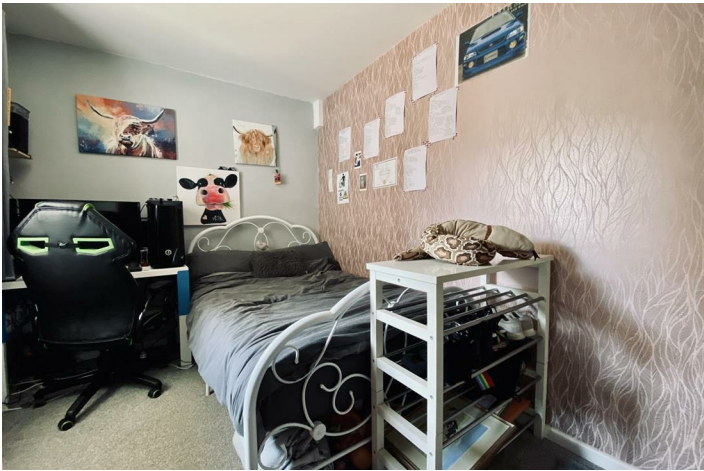
18'0" x 7'10" (5.5 x 2.4)

Up and over door. Light and power available.

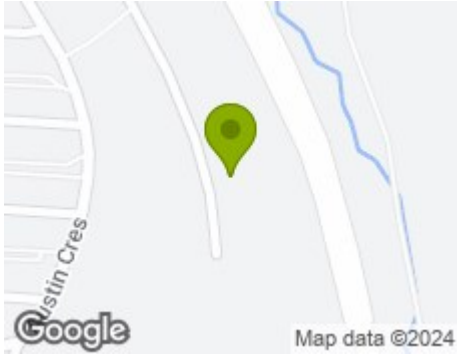
AGENTS NOTES

Tenure - Freehold

Plymouth City Council - Council Tax Band C



Road Map



Hybrid Map

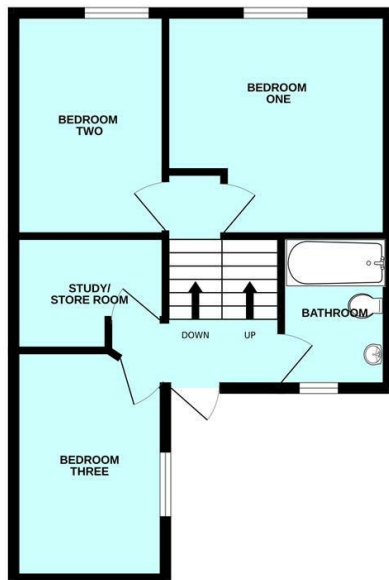


Terrain Map

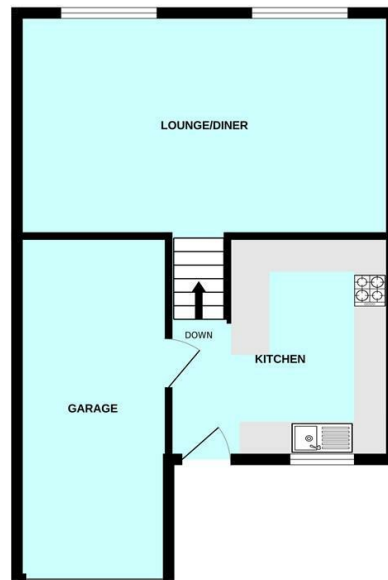


Floor Plan

GROUND FLOOR



1ST FLOOR

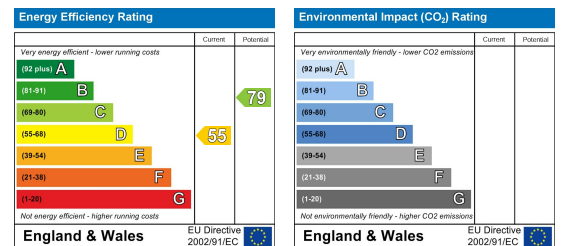


Made with Metropix ©2024

Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.