



9, Furzehatt Rise, Elburton, Plymouth, Devon, PL9 8LW



# Price £450,000

Located on the popular 'Fletcher Estate' is this beautifully presented two bedroom detached bungalow with integral garage and workshop. The property has undergone a programme of refurbishment in recent years by it's current owners and should be viewed to fully appreciate the accommodation on offer.

The property consists of entrance hall which provides access to the principal accommodation and access to the garage and workshop. There is a generous size lounge with feature fireplace with inset log burner and picture window and door providing access and overlooking the rear garden. The modern, open plan fitted kitchen diner is the perfect place for entertaining. The kitchen has a range of fitted appliances including double oven and microwave, fitted hob and dishwasher. Access is provided to the rear garden as well as the conservatory. The generous size conservatory overlooks the private rear whilst also providing access. The property has two double bedrooms one of which is currently being used as a dressing room.

The modern wet room had dual sinks with storage under and de-misting and built in touch less light feature vanity mirror over, WC and walk in shower, there is also a separate WC with wash hand basin and a full-length storage cupboard. The Bathroom also has a motion sensor comfort light for night time bathroom visits. In the hallway there has been a newly installed robust loft ladder to partially boarded loft where you will find more storage space.

Stairs from the hallway descend to the garage and workshop, there you have a fantastic amount of storage along with a WC with wash hand basin.

To the front of the property, you have a paved driveway that provides access to the garage and parking for two cars along with a low maintenance garden with a variety of shrubs. To the rear you have a private lawned garden and patio seating area. Timber built gazebo provides a covered area for a hot tub or additional seating area with power.

This property is close to an array of local amenities including the Broadway Shopping Centre, Doctor's Surgeries and Dental Surgeries. Recreational facilities can be found close by to include the Mount Batten Water Sports Centre, Staddon Heights Golf Course and the picturesque countryside and coastlines found at the South Hams which offers stunning walks along the South West coastal path. Transport links provide access to the vibrant Plymouth City Centre and the South Hams.

This beautiful property is a credit to its current owners and should be viewed at the earliest opportunity.

To view this property call Lang Town & Country Estate Agents on **01752 456000**.

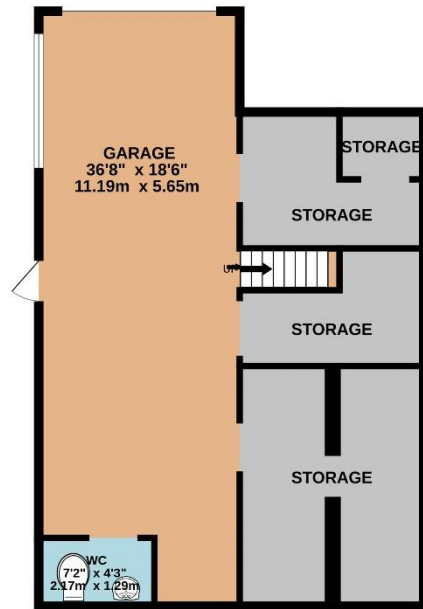
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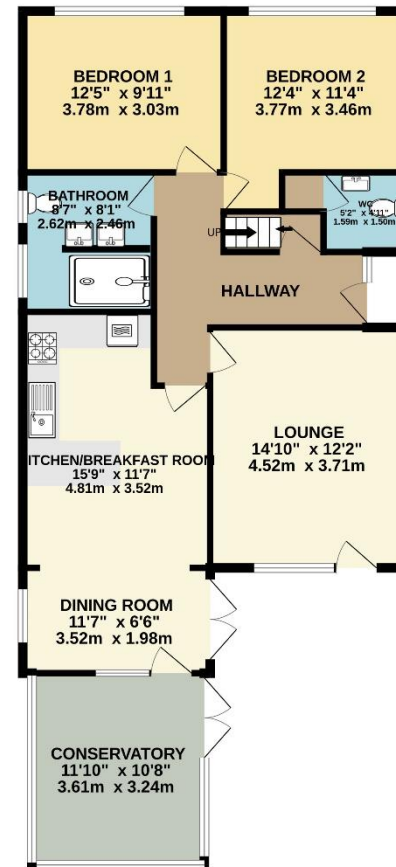




BASEMENT  
789 sq.ft. (73.3 sq.m.) approx.



GROUND FLOOR  
1002 sq.ft. (93.1 sq.m.) approx.



TOTAL FLOOR AREA : 1791 sq.ft. (166.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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