



Asking Price £375,000

Welcome to this beautifully presented three-bedroom detached family home, located in the highly sought-after area of Netton Close, Elburton. This charming property offers generous living accommodation, perfect for modern family life. Upon entering, you are greeted by a welcoming hallway that leads to a convenient downstairs cloakroom. The ground floor boasts a spacious lounge, ideal for relaxing and entertaining guests. The modern fitted kitchen/dining room is a true highlight, featuring a stylish breakfast bar and ample space for dining furniture. This area seamlessly flows into the conservatory, which is bathed in natural light and offers double doors leading to the rear garden. The first floor comprises three well-appointed bedrooms. The master bedroom benefits from an en-suite shower room, providing a private retreat. The remaining bedrooms are served by a contemporary family bathroom, ensuring comfort for all family members. Externally, the property features a low maintenance rear garden, perfect for outdoor relaxation and family activities. Additional benefits include driveway parking and a garage, offering ample storage and convenience. This delightful home in Netton Close, Elburton, truly offers the perfect blend of comfort, style, and practicality. Don't miss the opportunity to make it your own.

Netton Close, Elburton, PL9 8UL

Accommodation Comprises

Entrance

Lounge 15` 8" (4.78m) x 13` 2" (4.01m)

Cloakroom

Kitchen/Diner 19` 5" (5.92m) x 8` 11" (2.72m)

Conservatory 9` 7" (2.92m) x 8` 0" (2.44m)

First floor landing

Bedroom One 12` 5" (3.78m) x 8` 11" (2.72m)

En suite

Bedroom Two 9` 10" (3m) x 8` 4" (2.54m)

Bedroom Three 9` 10" (3m) x 7` 1" (2.16m)

Bathroom

Outside

Front of property

Driveway

Driveway leads to the garage.

Garage

Up and over door. Power and light.

Rear Garden

Level garden with lawn area. Two paved patios. Wooden storage shed with direct access into the garage.

Council Tax

Band D.

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.



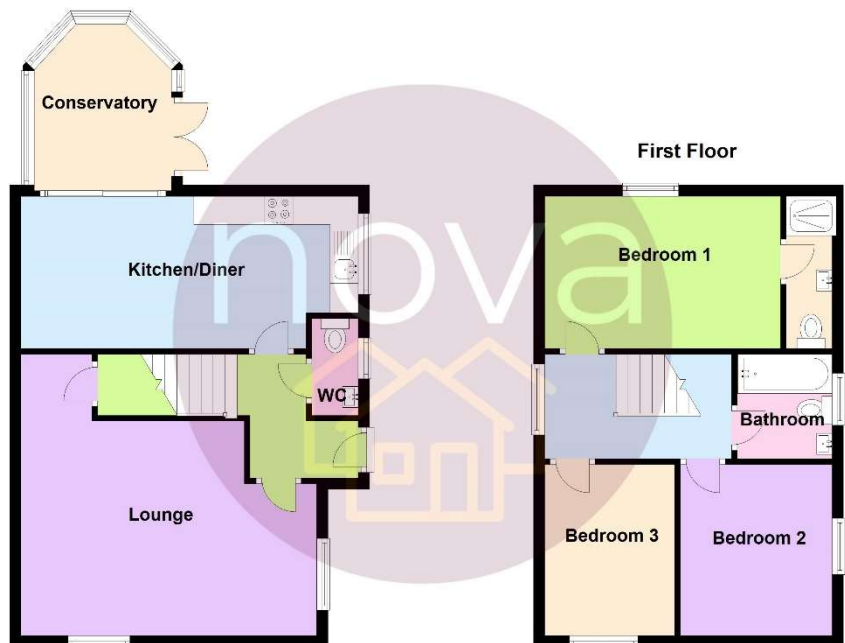




Ground Floor

First Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(91-100) A	81
(81-90) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
1-20 G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to

Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

