



# Falcon

01752 600444

## 44 Garden Park Close

Elburton, Plymouth, PL9 8JL

£260,000





## In Brief

**Garden Park Close, Elburton, Plymouth. Fabulous 3 bedroomed extended family home with lovely garden, driveway & garage**

**Reception Rooms** Living Room with separate dining room

**Bedrooms** 3 good sized bedrooms

**Heating** Gas central heating

**Parking** Driveway and GARAGE

**Area** 1158 Sq ft

**Council Tax** C

**Tenure** Freehold

## Description

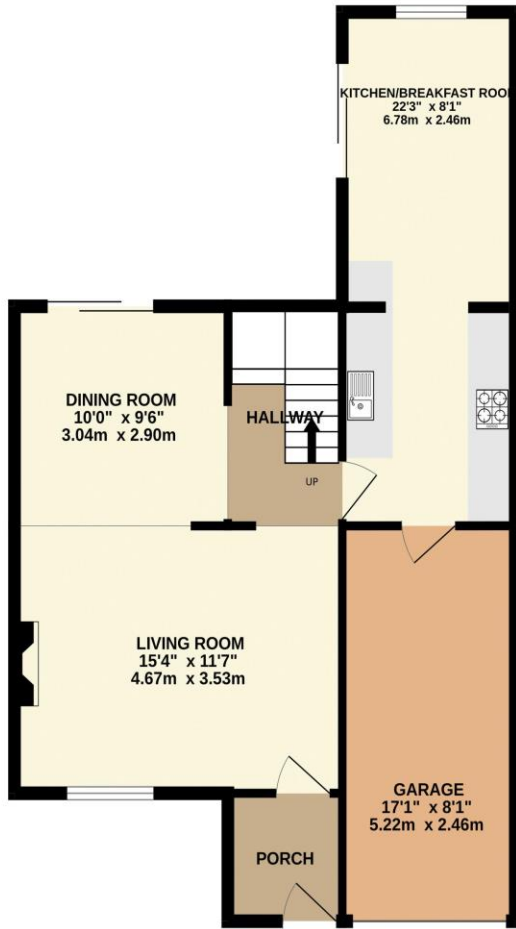
Located in this exceptional and highly sought area close to the numerous shops in Elburton is this 1970's style family home that is being sold with NO ONWARD CHAIN ! As you approach the house you will see it has a nice driveway that leads up to the integral garage with an attractive garden to one side. The entrance porch leads into the large open plan living room which opens into the separate dining room from which you can access the garden. The inner hallway and staircase are also open with the dining area. The kitchen is really well fitted with a contemporary range of fitted units which include an integral oven and hob. The kitchen has been extended to create a really useful breakfast room area to the rear with access into the garden. Off the first floor landing there are three good sized bedrooms and a lovely shower room. The shower room has been stylishly fitted with a modern style suite with a double size shower cubicle. The property comes with gas central heating and upvc double glazing. Outside to the rear there is a good sized garden that has mostly been laid as patio meaning very low maintenance. A lovely space for all the family to enjoy.

**Need A Mortgage?**

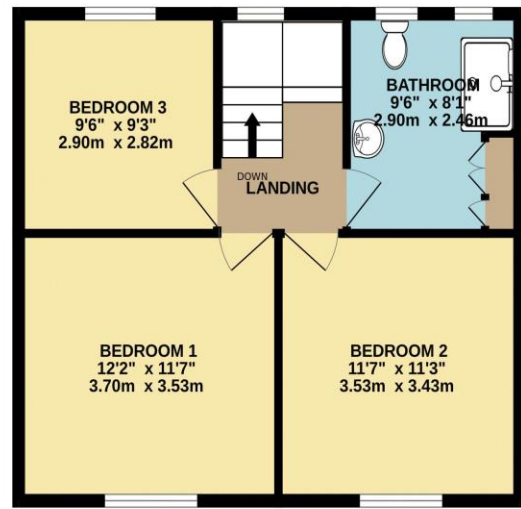
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ours is only £195 paid when you move!**

# Floor Plans

GROUND FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1158 sq.ft. (107.6 sq.m.) approx.  
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**Your home may be repossessed if you do not keep up repayments on your mortgage.**

