



22 Reservoir Road

Elburton, Plymouth, PL9 8JR

£600,000



Substantial detached house situated in the desirable area of Elburton & close to the popular primary school & other local amenities. The house is set within a generous plot with private gardens, ample off-road parking & garage. The accommodation is beautifully presented throughout & briefly comprises an entrance hall, lounge, separate dining room, open kitchen/breakfast room, conservatory, rear hall & downstairs cloakroom/wc. On the first floor a split-level landing provides access to 5 bedrooms, family bathroom & 2 ensuite shower rooms. The garden to the rear offers a high degree of privacy & seclusion. Double-glazing & central heating.



RESERVOIR ROAD, ELBURTON, PL9 8 JR

ACCOMMODATION

Double doors opening into the entrance vestibule.

ENTRANCE VESTIBULE

Obscured windows. Inset ceiling spotlights. Tiled floor. Further doorway opening into the hallway.

HALL 17'9 x 7'7 (5.41m x 2.31m)

Engineered oak flooring. Access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs storage cupboards.

LOUNGE 14'3 x 13'7 (4.34m x 4.14m)

Dual aspect with windows with fitted blinds to the front and side elevations. Fireplace with an electric fire. Gas point.

DINING ROOM 14'5 x 12'2 (4.39m x 3.71m)

Fireplace. Window to the side elevation. Sliding doors opening into the conservatory.

CONSERVATORY 11' x 7'5 (3.35m x 2.26m)

uPVC double-glazed windows to 3 elevations. French doors leading to outside. Lovely views over the garden. Tiled floor with under-floor heating.

KITCHEN/BREAKFAST ROOM 19'11 x 11'3 (6.07m x 3.43m)

An open-plan room with ample space for breakfast table and chairs. French doors providing access to the garden. The kitchen cabinets are fitted with contrasting contemporary fascias complemented by polished granite work surfaces. Inset stainless-steel one-&-a-half bowl sink with work-top mounted mixer tap. Built-in Bosch double oven and grill. Wine cooler. Recess for an American-style fridge-freezer. Breakfast bar. Dual aspect with windows with fitted blinds to the rear and side elevations providing views over the rear garden. Inset ceiling spotlights. Doorway opening into the rear hallway.

REAR HALLWAY & WC 9'2 x 6'4 (2.79m x 1.93m)

Providing integral access to the garage. Doorway opening into the downstairs wc. The downstairs wc is fitted with a concealed cistern and a push button flush and a work-top mounted glass basin with a mixer tap and a storage cupboard beneath. Obscured window to the side elevation.

FIRST FLOOR LANDING 9'9 x 8'10 incl stairs (2.97m x 2.69m incl stairs)

Providing split-level access to the first floor accommodation. Over-head Velux skylight. Airing cupboard with slatted shelving housing the hot water cylinder.

BEDROOM ONE 14'6 x 12'1 (4.42m x 3.68m)

Dual aspect with windows to the rear and side elevations. Lovely views over the garden towards countryside. Range of built-in bedroom furniture including wardrobes, cupboards, dressing table and bedside cabinets. Integrated LED lighting. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 7'6 x 3'7 (2.29m x 1.09m)

Fitted with an enclosed tiled shower cubicle, basin with cupboard beneath and wc. Corner-style bathroom cabinet with mirrored doors. Partly-tiled walls. Panelled ceiling with inset lighting. Obscured window to the rear elevation.

BEDROOM TWO 13'8 x 12'1 (4.17m x 3.68m)

Dual aspect with windows with fitted blinds to the front and side elevations. Range of built-in wardrobes with matching dressing table and bedside cabinet.

BEDROOM THREE 13'2 x 9'2 (4.01m x 2.79m)

Window with fitted blind to the front elevation. Built-in wardrobes. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 7'2 x 5'5 (2.18m x 1.65m)

Fitted with an enclosed shower with glass door, wc and contemporary square basin with a cupboard beneath and a matching tiled splash-back. Chrome towel rail/radiator. Wall-mounted mirror with integral lighting. Obscured window to the side elevation.

BEDROOM FOUR 11'10 x 9'9 (3.61m x 2.97m)

Walk-in bay window with windows with fitted blinds to 3 elevations.

BEDROOM FIVE 9'1 x 7'4 (2.77m x 2.24m)

Window with fitted blind to the rear elevation overlooking the garden. Wall-mounted shelving.

FAMILY BATHROOM 10'11 x 6'2 (3.33m x 1.88m)

Comprising a bath with a shower system over and glass screen, wall-mounted basin with drawer storage beneath and wc with a concealed cistern and push button flush. Wall-mounted corner-style cabinet. Wall-mounted mirror with integral lighting. Wall-mounted chrome towel rail/radiator. Obscured window to the rear elevation.

GARAGE 14'9 x 9'4 (4.50m x 2.84m)

Up-&-over style door to the front elevation. Integral access into the property. Side access door leading to the garden. Wall-mounted Worcester gas boiler. Space and plumbing for washing machine. Space for further free-standing appliances.

OUTSIDE

The property is approached via twin timber gates opening onto a tarmac driveway. The driveway provides ample off-road parking. The front garden is laid to lawn with bordering hedging and shrub/flower beds. There are outside power points and lighting. The rear garden features a natural stone patio area laid adjacent to the property with outside lighting. There are also raised flower beds beyond which the garden is mainly laid to lawn with bordering shrub and flower beds. There is a stone paved patio area beneath a timber pergola. At the bottom of the garden there is an area laid to decking and a timber shed/summer house.

COUNCIL TAX

Plymouth City Council
Council tax band F

AGENT'S NOTE

Private drainage

LOCATION

The suburb of Elburton and Dunstone forms part of Plymstock and is just a short drive to the bustling university city of Plymouth. Set within the highly regarded area of the South Hams, Elburton is surrounded by glorious coast and countryside which offer endless scope for leisure pursuits. The village-style centre has plenty of amenities for local residents including excellent local primary and secondary schools.

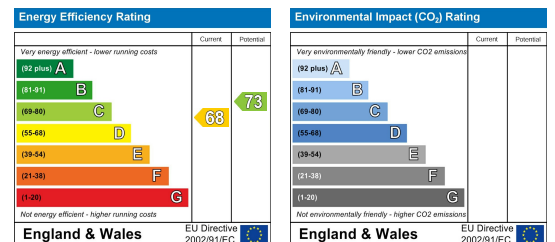
Area Map



Floor Plans



Energy Efficiency Graph



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