



30 Homer Rise

Elburton, Plymouth, PL9 8NE

£475,000



Superbly-presented extended detached bungalow with accommodation briefly comprising an entrance hall, lounge/dining room with balcony & adjacent conservatory with fabulous panoramic views, 4 bedrooms, ground floor shower room & first floor ensuite bathroom. Driveway & garage. Basement rooms. Large garden. Double-glazing & central heating.



HOMER RISE, ELBURTON, PL9 8NE

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL

Obscured window to the side elevation. Doors providing access to the ground floor accommodation. Staircase ascending to the first floor. Recessed cupboard with hanging rail and additional cupboard above. Further recessed linen cupboard with slatted shelving.

LOUNGE/DINING ROOM 21'5 x 18'5 max dimensions (6.53m x 5.61m max dimensions)

An open-plan 'L-shaped' dual aspect room providing ample space for seating and dining. In the lounge area a window to the side elevation provides fabulous views towards Dartmoor. There is a stone-built fireplace with a 'Living Flame' style gas fire. In the dining area there is a serving hatch to the kitchen. To the rear sliding double-glazed patio doors open onto a paved balcony, also providing fabulous views. Doorway opening into the conservatory.

CONSERVATORY 15'9 x 12'2 at widest point (4.80m x 3.71m at widest point)

Dual aspect with double-glazed windows to 2 elevations with fantastic views. Tiled floor. To the rear of the room, a separate doorway leads to a morning patio, with a tiled floor. Integral access into the garage.

KITCHEN 13'5 x 10'3 (4.09m x 3.12m)

Dual aspect with windows to the rear and side elevations. Fabulous views from the rear. Fitted with a range of base and wall-mounted cabinets with matching fascias and work surfaces. Breakfast bar. Built-in NEFF oven. Inset NEFF hob with a cooker hood above. Larder cupboard with pull-out drawers. Integral washing machine. Space for free-standing fridge-freezer. Double-glazed door to the side elevation leading to outside.

BEDROOM TWO 14'4 x 11'5 (4.37m x 3.48m)

A generous double bedroom with a window to the front elevation. Recessed wardrobes and cupboards. Vanity unit.

BEDROOM THREE 13'5 x 10'9 max width (4.09m x 3.28m max width)

Window to the front elevation. Under-stairs storage cupboard.

SHOWER ROOM 7'4 x 6'11 (2.24m x 2.11m)

Superbly-fitted and comprising a large walk-in shower with a fixed glass screen and a built-in shower system with wall-mounted controls, wc with a push-button flush and basin set into a cabinet providing storage and concealing with cistern. Mirrored bathroom cabinet. Chrome towel rail/radiator. Fully-tiled walls. Obscured window to the side elevation.

FIRST FLOOR LANDING

Providing access to bedrooms one and four. Velux-style window to the side elevation providing far-reaching views towards Dartmoor.

BEDROOM ONE 20'11 x 13' to wardrobe rear (6.38m x 3.96m to wardrobe rear)

A generous master bedroom with built-in wardrobes along one side. Window to the rear elevation providing fabulous views over the garden towards the South Hams countryside. Doorway opening into the ensuite bathroom.

ENSUITE BATHROOM 9'7 x 5'11 (2.92m x 1.80m)

Comprising a bath with a mixer tap shower over and a fixed glass screen, pedestal basin, wc and bidet. Chrome towel rail/radiator. Arched mirror over the basin with lights either side. Eaves storage cupboard. Fully-tiled walls. Obscured Velux-style roof window to the side elevation.

BEDROOM FOUR 13'5 x 7'7 (4.09m x 2.31m)

Window to the front elevation. Built-in cupboards.

BASEMENT ROOM ONE 10'8 x 10'3 limited head height (3.25m x 3.12m limited head height)

Stainless-steel twin drainer sink unit with cupboards beneath. Space and plumbing for washing machine. Wall-mounted gas boiler. Power and lighting. Doorway opening into basement room two.

BASEMENT ROOM TWO 10'10 x 10'6 limited head height (3.30m x 3.20m limited head height)

Power and lighting. Access to a further cellar floor area.

GARAGE 17'3 x 8' (5.26m x 2.44m)

Up-&-over door style door to the front elevation. Gas and electric metres and consumer unit. Window to the side elevation. Rear access door opening onto the morning patio.

OUTSIDE

A tarmac driveway to the front provides access and off-road parking and turning. A resin pathway lead to the main entrance and around the side elevation. Also to the front there is an area laid to chippings. To the rear, there is a large garden mainly laid to lawn with mature borders and paved patio areas laid adjacent to the property. Balcony with a covered area beneath. Outside lighting.

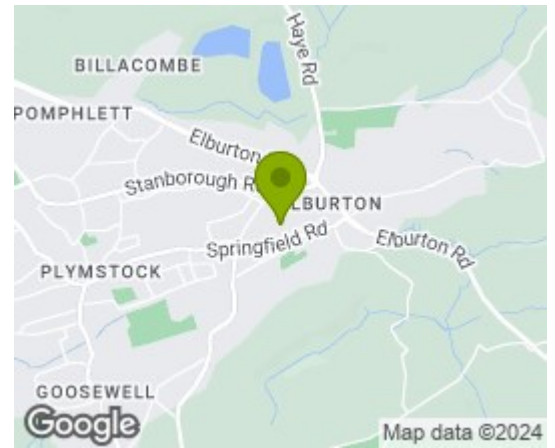
LOCATION

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.

COUNCIL TAX

Plymouth City Council
Council tax band D

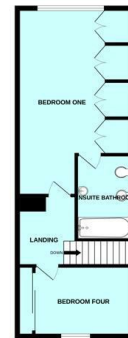
Area Map



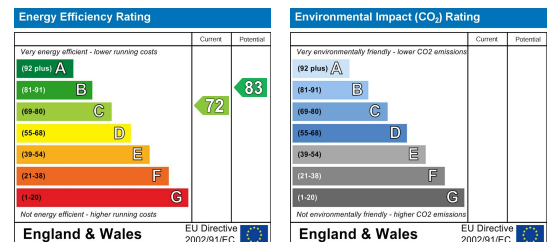
Floor Plans



FIRST FLOOR



Energy Efficiency Graph



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