



49 Springfield Close

Elburton, Plymouth, PL9 8QF

Price Guide £360,000



Extended detached bungalow occupying a level site & situated in this highly sought-after road within Elburton. The property is being sold with no onward chain & has accommodation briefly comprising an entrance hall, lounge, separate dining room, kitchen with separate utility room, study which could be used as a small bedroom four, inner hallway providing access to the 3 main bedrooms & family bathroom. The master bedroom has an ensuite dressing room & shower room. Superb uPVC double-glazed conservatory built onto the rear of the bungalow overlooking the garden. Driveway & garage. Front & rear gardens. Double-glazing & central heating.



SPRINGFIELD CLOSE, ELBURTON, PL9 8QF

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 4'10 x 4'4 (1.47m x 1.32m)

Tiled floor. Doorway leading to the lounge.

LOUNGE 20'8 x 11'9 at widest point (6.30m x 3.58m at widest point)

2 windows with fitted blinds to the front elevation. Fireplace with a polished limestone surround and hearth and a 'Living Flame' style gas fire. Doorway opening into the dining room.

DINING ROOM 12'11 x 10'6 (3.94m x 3.20m)

Ample space for table and chairs. Doorways leading into the inner hall, kitchen and study.

KITCHEN 11'7 x 6'9 (3.53m x 2.06m)

Fitted with a range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel single drainer sink. Built-in double oven and grill. Stainless-steel separate 4-burner gas hob with a cooker hood above. Small breakfast bar. Integral appliances include a fridge and dishwasher. Tiled floor. Window with a fitted blind to the side elevation. Archway leading through to the utility room.

UTILITY ROOM 6'11 x 5'7 (2.11m x 1.70m)

Matching base and wall-mounted cabinets, work surface and tiled splash-backs. Space for washing machine and tumble dryer. Space for free-standing fridge or freezer. uPVC glazed door providing access to outside. Tiled floor.

STUDY 7'5 x 6'8 (2.26m x 2.03m)

Window with fitted blind to the side elevation.

INNER HALLWAY 7' x 6'8 (2.13m x 2.03m)

Providing access to the bedrooms and family bathroom. Loft hatch. Cloak cupboard.

BEDROOM ONE 10'5 x 9'3 (3.18m x 2.82m)

Window with fitted blind to the rear elevation. Archway through to the dressing room and ensuite shower room.

DRESSING ROOM/ENSUITE SHOWER ROOM 8'7 x 6'3 (2.62m x 1.91m)

Built-in wardrobes with sliding doors, hanging rails and shelving. Obscured window with fitted blind to the side elevation. Double-sized shower within a glazed enclosure, basin with a cupboard beneath and wc. Chrome towel rail/radiator. Partly-tiled walls. Tiled floor.

BEDROOM TWO 11'1 x 10'6 (3.38m x 3.20m)

Window to the rear elevation. Door leading to the conservatory.

BEDROOM THREE 7'10 x 7'4 (2.39m x 2.24m)

Window with fitted blind to the side elevation. Wall-mounted shelving.

CONSERVATORY 12'1 x 9'9 (3.68m x 2.97m)

Constructed in uPVC double-glazing with windows to 3 elevations. Pitched polycarbonate glazed roof. French doors leading to outside. Lovely views over the garden.

FAMILY BATHROOM 6'5 x 5'5 (1.96m x 1.65m)

Comprising a bath with an electric shower system over and a bi-folding shower screen, wc with a push button flush and basin set into a cabinet providing storage and concealing the cistern. Matching wall-mounted cabinets with a mirror and light. Towel rail/radiator. Fully-tiled walls. Tiled floor.

GARAGE 15'7 x 7'9 (4.75m x 2.36m)

Up-&-over style door to the front elevation. Window to the side elevation. Power and lighting. Gas meter, electric meter and consumer unit.

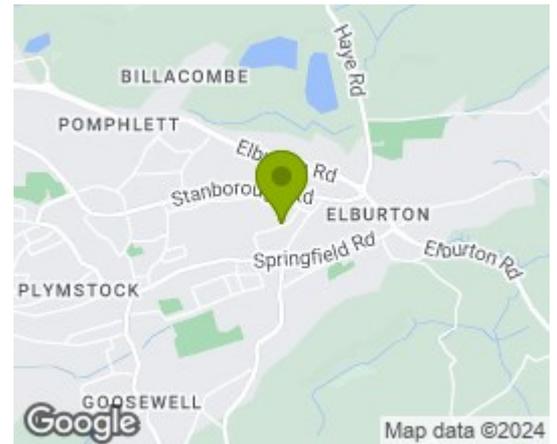
OUTSIDE

To the front the bungalow is approached via a driveway. There is a garden to the side, which is laid to lawn with bordering shrub and flower beds. Outside light by the front door. Pathways lead around both side elevations accessing the rear. The rear garden is laid to lawn together with mature planting, a timber shed and a greenhouse. There is a small paved patio and an outside tap.

COUNCIL TAX

Plymouth City Council
Council tax band D

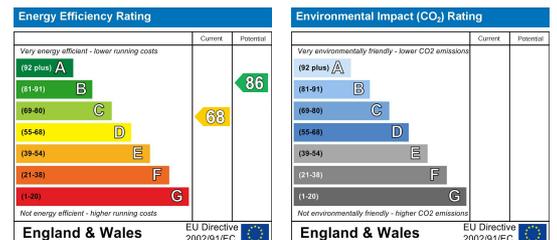
Area Map



Floor Plans



Energy Efficiency Graph



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