



## 29 Furzehatt Way

Elburton, Plymouth, PL9 8LP

£555,000



Detached split-level luxury Fletcher built bungalow occupying a corner plot in a fabulous position with lovely views. The accommodation is beautifully-presented throughout & briefly comprises an entrance hall, feature open-plan living room & kitchen, 3 bedrooms, master ensuite shower room & family bathroom. Lower level integral garage/entertainment room with wc. Separate utility room. Balcony. Landscaped gardens & 2 driveways providing plentiful off-road parking. Double-glazing & central heating.



**FURZEHATT WAY, PLYMSTOCK, PL9 8LP**

**ACCOMMODATION**

Front door with windows either side opening into the entrance hall.

**ENTRANCE HALL 13'8 x 9'4 incl stairs (4.17m x 2.84m incl stairs)**

Providing split-level access to the accommodation. Feature vaulted ceiling. Velux skylight with LED lit surround. Feature LED lighting. Bench seat with shoe storage. Cloak cupboard with hanging rail and shelving.

**OPEN-PLAN LIVING ROOM 25'4 x 18' max dimensions (7.72m x 5.49m max dimensions)**

Triple aspect with windows with fitted blinds to the front, side and rear elevations. Double-glazed doors opening onto a balcony taking advantage of the lovely views towards woodland. Fireplace with wood burner set onto a slate hearth with built-in bespoke storage and shelving either side. The dining area has ample space for table and chairs and provides an open-plan access into the kitchen.

**KITCHEN 12'2 x 9'11 (3.71m x 3.02m)**

Fitted with a range of base and wall-mounted cabinets with matching fascias complemented by contrasting work surfaces. Inset one-&-a-half bowl single drainer sink unit. Built-in oven and microwave. Inset hob. Integral dishwasher. Fridge and freezer. Wine rack. Concealed LED lighting. Inset ceiling spotlights. Window with fitted blind to the rear elevation. Doorway leading to outside.

**BEDROOM ONE 12'10 x 12'7 (wall-to-wall) max dimensions (3.91m x 3.84m (wall-to-wall) max dimensions)**

Window with fitted blind. Built-in wardrobes. Pendant bedside lighting. Access to the ensuite shower room.

**ENSUITE SHOWER ROOM 8'4 x 3'4 (2.54m x 1.02m)**

Comprising an enclosed shower with a glass screen and a fitted shower system, wc with a push-button flush and basin set into a cabinet providing storage and concealing the cistern. Matching wall-mounted cabinet. Wall-mounted towel rail/radiator. Inset ceiling spotlights.

**BEDROOM TWO 14'9 x 9'11 (wall-to-wall) (4.50m x 3.02m (wall-to-wall))**

Window with fitted blind to the rear elevation. Built-in wardrobe.

**BEDROOM THREE 9'5 x 7'5 (2.87m x 2.26m)**

Window to the front elevation.

**FAMILY BATHROOM 9' x 6'7 (2.74m x 2.01m)**

Comprising a Jacuzzi-style bath, separate enclosed shower with a sliding glass door and a Mira electric shower, basin with drawer storage beneath and wc. Chrome towel rail/radiator. Wall-mounted display shelving. Obscured window with fitted blind to the rear elevation. Inset ceiling spotlights.

**LOWER HALL 6'6 x 6'1 (1.98m x 1.85m)**

Doorway with feature port hole window opening into the garage/entertainment room.

**GARAGE/ENTERTAINMENT ROOM 25'3 x 17'2 (7.70m x 5.23m)**

A superb dual aspect open-plan room with windows to the side and rear elevations. Remote garage roller door. Power and lighting. Cupboard providing shoe storage and coat hanging and housing the electric meter and consumer unit.

**WC**

Fitted with a wc and wall-mounted basin. Wall-mounted gas boiler. Window to the rear elevation.

**UTILITY ROOM 6'4 x 5'11 (1.93m x 1.80m)**

Fitted with shelving. Space for washing machine and tumble dryer. Wall-mounted pull-out clothes rails for drying. Armitage shanks porcelain style sink with a cupboard beneath.

**OUTSIDE**

The property occupies a corner plot and has landscaped gardens comprising areas laid to porcelain patio, lawn and mature planting. There are 2 driveways laid to chippings providing plenty of off-road parking. Outside power points and lighting.

**COUNCIL TAX**

Plymouth City Council  
Council tax band F

**Area Map**

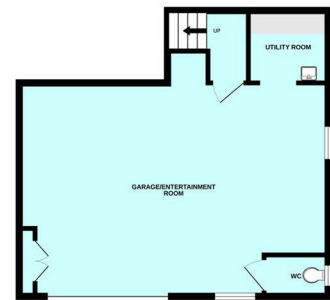


**Floor Plans**

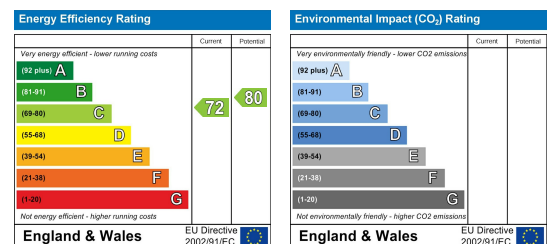
1ST FLOOR



GROUND FLOOR



**Energy Efficiency Graph**



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