



## 7 Homer Rise

Elburton, Plymouth, PL9 8NE

£599,950



Superbly-presented older-style detached house in a highly sought-after position within Elburton enjoying fantastic views towards Dartmoor. Briefly, the accommodation comprises an entrance hall leading to an open-plan living space & kitchen, feature central staircase ascending to the first floor. Also on the ground floor there is an additional bay-fronted sitting room plus a bay-fronted study which could be used as a ground floor 5th bedroom. There is a ground floor cloakroom/wc & a separate utility space. On the first floor a generous landing provides access to 4 double bedrooms, family bathroom & master ensuite shower room. Beneath the property there is a completely self-contained annexe featuring a living room, double bedroom, fitted kitchen & shower room. Within the grounds there is a detached garage, level rear gardens with lovely views, resin driveway & pathways plus an additional parking area to the front. Double-glazing & central heating.



**HOMER RISE, ELBURTON, PL9 8NE**

Front door opening into the hall.

**HALL 10' x 3'11" (3.05m x 1.19m)**

Oak floor. Open-plan access into the open-plan living room and kitchen.

**OPEN-PLAN LIVING ROOM AND KITCHEN 24'4" x 24'1" max dimensions (7.42m x 7.34m max dimensions)**

A dual aspect room with windows to the side and rear elevations. From the rear of the room there are fabulous views. French doors opening onto the balcony overlooking the garden with views beyond. Ample space for seating and dining. Feature central staircase crafted in oak with glass balustrade. Small storage cupboard. Built-in utility cupboard with plumbing for the washing machine and space for a tumble dryer above, an external vent and space for coats. The kitchen area features a matching island finished with composite work surfaces and an inset sink with a work-top mounted mixer tap. Units with matching fascias and work surfaces together with a tiled splash-back. Inset 5-burner gas hob. Built-in oven and grill. Integral appliances include fridge and freezer. Dishwasher. Oak floor. Inset ceiling spotlights. Doorway opening into a small rear porch.

**REAR PORCH**

Window overlooking the garden and beyond. Doorway leading to outside.

**SITTING ROOM 13'9" x 9'10" (4.19m x 3.00m)**

3-sided bay window to the front elevation.

**STUDY/BEDROOM FIVE 13'10" x 9'9" (4.22m x 2.97m)**

3-sided bay window with a fitted blind to the front elevation. Built-in desks with filing cabinets.

**DOWNSTAIRS CLOAKROOM/WC**

Fitted with a wc with a push button flush and basin set into a cabinet providing storage and concealing the cistern. Obscured window with a fitted blind to the side elevation.

**FIRST FLOOR LANDING 17'6" x 7'10" (5.33m x 2.39m)**

Providing a spacious approach to the first floor accommodation. Matching balustrade with oak hand rail and glass. Window with fitted blinds to the side elevation providing lovely views towards Plymouth. Loft hatch with a pull-down ladder. The loft has boarding and lighting.

**BEDROOM ONE 14'8" x 11'6" (4.47m x 3.51m)**

Window with a fitted blind to the rear elevation with fabulous views. Built-in wardrobes and drawer unit. Doorway opening into the ensuite shower room.

**ENSUITE SHOWER ROOM 6'3" x 5'11" (1.91m x 1.80m)**

Comprising an enclosed shower with glass screen and curved glass doors, basin with drawer storage beneath and wc. Wall-mounted mirror over the basin. Chrome towel rail/radiator. Fully-tiled walls. Obscured window with a fitted blind to the side elevation.

**BEDROOM TWO 11'6" x 10' (3.51m x 3.05m)**

Window with a fitted blind to the front elevation.

**BEDROOM THREE 13'9" x 11'6" max width (4.19m x 3.51m max width)**

Window with a fitted blind to the front elevation. Built-in wardrobes and dressing table.

**BEDROOM FOUR 11'4" x 9' (3.45m x 2.74m)**

Window with a fitted blind to the rear elevation with lovely views. Built-in boiler cupboard housing the Worcester gas boiler.

**BATHROOM 7'1" x 6'3" (2.16m x 1.91m)**

Comprising a rolled-top bath with a floor-mounted mixer tap, basin with drawer storage beneath and a mirror over and a wc. Chrome towel rail/radiator. Fully-tiled walls. Inset ceiling spotlights. Obscured window with a fitted blind to the side elevation.

**THE ANNEXE**

Accessed via its own front door opening into the kitchen.

**KITCHEN 10'8" x 10'4" (3.25m x 3.15m)**

Fitted with a range of base and wall-mounted cabinets with matching fascias, composite work top and a tiled splash-back. Inset 4-burner gas hob. Built-in oven and microwave. Space and plumbing for washing machine. Integral fridge and freezer. 2 windows with fitted blinds to the side elevations. Doorway opening into an inner hall.

**INNER HALL**

Providing open-plan access through into the living room and doorway into the shower room.

**LIVING ROOM 13'5" x 10'11" (4.09m x 3.33m)**

Sliding double-glazed doors with fitted blinds overlooking the garden. Inset ceiling spotlights. Doorway opening into the bedroom.

**BEDROOM 13'3" x 7'8" (4.04m x 2.34m)**

Built-in wardrobes with dressing table. Obscured window with a fitted roller blind to the side elevation.

**SHOWER ROOM 11'1" x 6' max dimensions (3.38m x 1.83m max dimensions)**

Comprising a tiled walk-in shower with a fixed glass screen, wc with a push-button flush and basin built into a cabinet providing storage and concealing the cistern. Mirror over the basin. Wall-mounted bathroom cabinet. Cupboard housing the Baxi gas boiler. Partly-tiled walls. Inset ceiling spotlights.

**GARAGE 20' x 12' (6.10m x 3.66m)**

A detached garage with a pitched roof. Electric roller door to the front elevation. Power.

**OUTSIDE WC**

WC and a wall-mounted basin. Tiled walls.

**OUTSIDE**

The house is approached via a resin-laid driveway providing off-road parking. The drive expands across the front elevation providing further off-road parking. A resin pathway leads around one side of the house and the resin driveway continues through timber gates alongside the house providing additional off-road parking and access to the detached garage. The rear garden is laid to lawn together with a resin laid patio area and pathways. Outside lifts.

**COUNCIL TAX**

Plymouth City Council

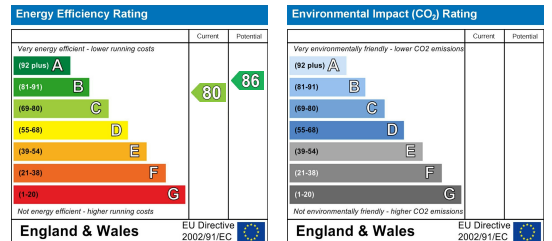
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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