7 **Springfield Road**

Elburton, Plymouth, PL9 8EB

£299,950

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Extended semi-detached house situated in an elevated position with views. The accommodation briefly comprises an entrance hall, lounge, superb open-plan kitchen/dining/family room, separate utility & downstairs shower room/wc. On the first floor there are 3 bedrooms & bathroom. Externally there is garage, work shop/shed & front & rear gardens. Double-glazing & central heating. No onward chain.

SPRINGFIELD ROAD, ELBURTON, PL9 8EB

ACCOMMODATION
Front door opening into the entrance hall.

ENTRANCE HALL 13'1 x 5'2 (3.99m x 1.57m)
Staircase ascending to the first floor. Under-stairs cupboard. Window to the side elevation.

LOUNGE 14'5 x 10'10 (4.39m x 3.30m)
Chimney breast with fireplace and a 'Living Flame' style gas fire. Window to the front elevation.

OPEN-PLAN KITCHEN/DINING/FAMILY ROOM 16'7 x 16'3 (5.05m x 4.95m)
A superb room situated to the rear of the house with sliding double-glazed doors leading to outside and overlooking the garden. Additional window to the rear elevation. Ample space for seating and dining. Wood-burner with a brick surround and a tiled hearth. Range of base and wall-mounted kitchen cabinets with matching fascias, work surfaces and tiled splash-backs. Range-style cooker with a cooker hood above. Stainless-steel one-&-a-half bowl single drainer sink unit. Additional under-stairs cupboard with coat hooks and housing the consumer unit and electric meter.

INNER HALLWAY
Cupboard housing the Ideal gas boiler. Tiled floor. Doorways leading to the utility room and downstairs shower room/wc.

UTIILITY ROOM 9'6 x 5'8 (2.90m x 1.73m)
Base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel single drainer sink unit. Space for washing machine. Space for further free-standing appliances. Tiled floor. Window to the side elevation. Doorway to the front elevation leading to outside.

DOWNSTAIRS SHOWER ROOM/WC 10'7 into shower x 5'8 (3.23m into shower x 1.73m)
Comprising an enclosed tiled shower with a Mira Sports shower system, wc and pedestal basin. Storage cupboards. Wall-mounted mirror with light and shaver point above. Tiled floor. Obscured window to the rear elevation.

FIRST FLOOR LANDING
Providing access to the first floor accommodation. Over-stairs cupboard with shelving. Window to the side elevation.

BEDROOM ONE 12'7 x 10'1 (3.84m x 3.07m)
Built-in double wardrobe. Window to the front elevation with lovely views to Hardwick Wood and Dartmoor.

BEDROOM TWO 10'7 x 9'5 (3.23m x 2.87m)
Window to the rear elevation with views over the garden towards woodland.

BEDROOM THREE 7'1 x 5'11 (2.16m x 1.80m)
Window to the front elevation.

BATHROOM 5'3 x 5'2 (1.60m x 1.57m)
Comprising a bath with a Mira Sport shower system over, shower rail and curtain, pedestal basin and wc. Partly-tiled walls. Obscured window to the rear elevation.

GARAGE 18'2 x 13'8 at widest point (5.54m x 4.17m at widest point)
Remote electric roller door to the front elevation. Window to the rear elevation. Power and lighting. Work bench. Tap. Wall-mounted cupboards and shelving.

SHED/WORKSHOP 15'3 x 6'9 (4.65m x 2.06m)
Windows to 2 elevations. Power and lighting.

OUTSIDE
The front garden is laid to lawn and a pathway, with shrubs to the side, leads to the main front entrance. The rear garden is laid to lawn with areas of paved patios, a greenhouse, pond and mature shrubs. There are views towards woodland.

COUNCIL TAX
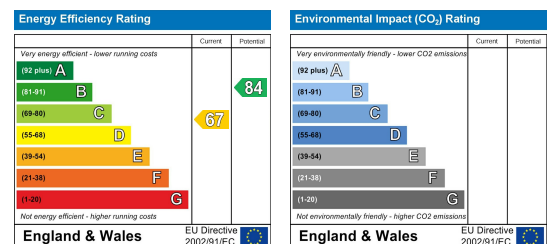Plymouth City Council
Council tax band B

Area Map

Floor Plans

Energy Efficiency Graph