



35 Henry Avent Gardens

Elburton, Plymouth, PL9 8GQ

Offers Over £300,000



Superbly-presented semi-detached house situated in this highly desirable location within Elburton. The house enjoys a beautifully-landscaped westerly-facing level garden with summer house. The accommodation briefly comprises an entrance hall with downstairs wc, kitchen/dining room, lounge, 3 bedrooms, family bathroom & ensuite shower room to bedroom one. Alongside the property there is a driveway providing off-road parking. Double-glazing & central heating.



HENRY AVENT GARDENS, ELBURTON, PL9 8GQ

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 15'4 x 4'4 (4.67m x 1.32m)

Providing access to the ground floor accommodation. Staircase ascending to the first floor.

LOUNGE 17'5 x 10' (5.31m x 3.05m)

Situated to the rear of the property with a window overlooking the garden and French doors leading to outside. Under-stairs storage cupboard.

KITCHEN/DINING ROOM 15'3 x 9'8 (4.65m x 2.95m)

Fitted with a range of matching cabinets, work surfaces and splash-backs. Stainless-steel one-&-a-half bowl single drainer sink unit. Appliances include a built-in Zanussi double oven and grill, inset Zanussi hob with a glass splash-back and cooker hood above, integral fridge and freezer, integral dishwasher and an integral washing machine. Wall-mounted Vaillant gas boiler concealed by a matching cabinet. Ample space for dining table and chairs. Inset ceiling spotlights. Window to the front elevation. Obscured double-glazed door opening onto the driveway.

DOWNSTAIRS CLOAKROOM/WC 6'1 x 3'3 (1.85m x 0.99m)

Comprising a wc and wall-mounted basin with a tiled splash-back. Mirrored bathroom cabinet. Obscured window to the front elevation.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Recessed airing cupboard with shelving and a fitted electric heater. Separate over-stairs cupboard with hanging rail and shelf. Loft hatch.

BEDROOM ONE 10'3 x 9'9 (3.12m x 2.97m)

Situated to the front elevation. Window to the front. Doorway opening to the ensuite shower room.

ENSUITE SHOWER ROOM 6'8 x 4'6 (2.03m x 1.37m)

Comprising a double-sized tiled shower enclosure with a glass screen and door, wall-mounted basin and wc. Mirrored bathroom cabinet. Chrome towel rail/radiator. Partly-tiled walls. Inset ceiling spotlights. Obscured window to the side elevation.

BEDROOM TWO 10'8 x 9'7 (3.25m x 2.92m)

Window to the rear elevation with views over the garden and toward King George V Playing fields.

BEDROOM THREE 9'1 x 7'6 (2.77m x 2.29m)

Window to the rear elevation with views over the garden and toward King George V Playing fields.

BATHROOM 6'8 x 6'3 (2.03m x 1.91m)

Comprising a bath with a shower system over, glass shower screen and tiled area surround, wall-mounted basin and wc. Bathroom cabinet with mirror doors and shelf. Chrome towel rail/radiator. Partly-tiled walls. Inset ceiling spotlights. Obscured window to the front elevation.

SUMMER HOUSE & SHED 8'5 x 7'6 (2.57m x 2.29m)

A detached timber building situated within the rear garden. Panelling to the walls. uPVC French doors with fitted blinds providing access. Additional full-height window with fitted blinds to the side elevation. Recessed cupboard currently housing the tumble dryer with a shelf above. Power. Accessed outside, is the shed element of the building. This provides useful storage space with a hanging rail and shelving together with power and lighting.

OUTSIDE

Running alongside the property there is a driveway, providing off-road parking for 2 cars in tandem. Along the front elevation is a small area of garden laid to slate chippings and enclosed by a timber fence. There is a covered canopy over the main front door. The rear garden, which enjoys a westerly aspect, is landscaped with areas laid to artificial grass, paving and decking together with a natural slate chipping border. There are timber planters, outside lighting, outside power point and an outside tap.

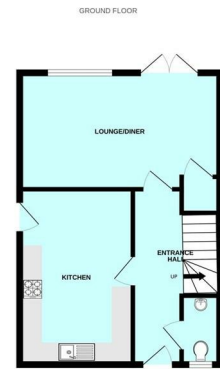
COUNCIL TAX

Plymouth City Council
Council tax band D

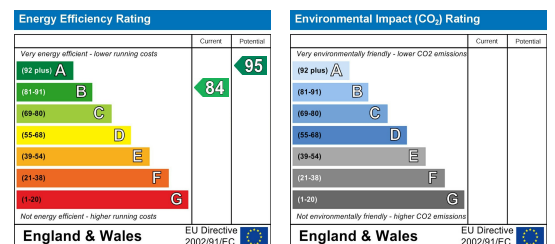
Area Map



Floor Plans



Energy Efficiency Graph



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