



34 Portway Close

Elburton, Plymouth, PL9 8BA

£389,950



A wonderful extended detached bungalow located in a very popular cul-de-sac within Elburton. The accommodation briefly comprises an extended lounge/dining area, modern fitted kitchen, 2 double bedrooms, master walk-in wardrobe, modern shower room & additional separate wc. There are attractive gardens with the rear garden enjoying a westerly aspect. Driveway for 2 vehicles & single garage. Double-glazing & central heating.



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ACCOMMODATION

Access to the property is gained via the uPVC part double-glazed entrance door with an obscured double-glazed side panel opening into the entrance hall.

ENTRANCE HALL

Storage cupboard. Oak flooring. Doors providing access to the accommodation. Sliding door leading into the kitchen.

SEPARATE WC 2'4" x 3'8" (0.72 x 1.12)

White low level toilet and sink unit with vanity cupboard beneath. Oak flooring.

KITCHEN 8'9" x 7'10" (2.67 x 2.40)

Series of matching eye-level and base units with rolled-edge work surfaces and tiled splash-backs. Inset single drainer single bowl sink unit with mixer tap. Built-in electric hob. Double electric oven. Integrated fridge and freezer. Space and plumbing for a washing machine. Space and plumbing for a dishwasher. Wall-mounted gas boiler. uPVC double-glazed window to the side elevation.

LOUNGE AREA 16'2" x 9'10" (4.95 x 3.01)

Feature media wall with space for a TV and sound bar. Inset 'Living Flame' electric fire. Oak flooring. Access into the dining area.

DINING AREA 12'9" x 8'7" (3.91 x 2.62)

Dual aspect with a double-glazed window to the rear and double-glazed sliding doors providing a lovely outlook and access out onto the rear garden and patio. Vaulted ceiling. Oak flooring.

BEDROOM ONE 12'4" x 10'7" (3.77 x 3.24)

uPVC double-glazed bow window to the side elevation. Oak flooring. Doorway leading into the walk-in wardrobe.

WALK-IN WARDROBE 9'9" x 4'5" (2.98 x 1.35)

Power and lighting. Oak flooring.

BEDROOM TWO 10'6" x 8'7" (3.21 x 2.64)

Sliding double-glazed patio doors leading out onto the rear garden. Oak flooring.

SHOWER ROOM 6'8" x 5'8" (2.04 x 1.73)

Modern suite comprising a walk-in shower cubicle, low level toilet with a boxed-in cistern and sink unit with mixer tap and useful vanity storage beneath. Vertical towel rail/radiator. Oak flooring. Obscured uPVC double-glazed window to the side elevation.

GARAGE 19'8" x 8'2" (6.01 x 2.51)

Up-&-over door to the front elevation. Courtesy door and window to the side elevation. Power and lighting.

OUTSIDE

To the front, there is a sloped lawned area of garden bordered by mature shrubs. Adjacent to this, is the brick-paved driveway sloping up to the property and leading to a side gate and the garage. The side gate provides access into the rear garden. Affording a lovely westerly private aspect, the rear garden is enclosed by timber fencing. There is an elevated lawn with planted borders and a timber shed. A patio sitting area is laid adjacent to the rear of the property.

COUNCIL TAX

Plymouth City Council
Council tax band D

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Area Map



Floor Plans



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Energy Efficiency Graph

