



207 Springfield Road

Elburton, Plymouth, PL9 8JS

£525,000



Available with no onward chain is this characteristic detached bungalow set on an impressive corner plot. The accommodation briefly comprises a lovely-sized lounge/dining room, kitchen/breakfast room, 4 bedrooms & family bathroom. Southerly-facing rear garden. Ample off-road parking & detached garage. Double-glazing & central heating. Photovoltaic solar panels.



SPRINGFIELD ROAD, ELBURTON, PL9 8JS

ACCOMMODATION

Access to the property is gained via the uPVC part double-glazed entrance door with leaded uPVC double-glazed side panels opening into the entrance porch.

ENTRANCE PORCH 9'11" x 3'5" (3.04 x 1.05)

Power. Sliding double-glazed door leading into the hall.

ENTRANCE HALL

Stairs rising to the first floor accommodation. Cupboard housing the gas boiler and electrical consumer unit. Doors providing access to the ground floor accommodation.

LOUNGE/DINING ROOM 25'8" x 12'9" (7.83 x 3.91)

A lovely dual aspect room with a double-glazed square bay window to the front elevation and sliding double-glazed patio doors leading into the conservatory. Feature stone-built fireplace and hearth with insert 'Living Flame' gas fire with raised display plinths either side. Port-hole style obscured coloured glass leaded windows either side of the fireplace.

CONSERVATORY 10'5" x 9'11" (3.18 x 3.04)

Double-glazed windows to 3 elevations. Doorway leading out onto the garden. Pitched glass roof. Power points.

KITCHEN/BREAKFAST ROOM 10'3" x 13'9" excl doorway & incl kitchen units (3.14 x 4.21 excl doorway & incl kitchen units)

Series of matching eye-level and base units with rolled-edge work surfaces and tiled splash-backs. Built-in breakfast bar. Inset single drainer sink unit with mixer tap. Please note that the white goods in situ which include the washing machine, under-counter fridge and gas cooker, may well be included within the sale price subject to suitable negotiation. Double-glazed windows to the side elevation. Part double-glazed door providing access to the side and rear garden. Doorway leading into bedroom one.

BEDROOM ONE 13'6" x 12'2" (4.13 x 3.71)

A dual aspect room with double-glazed windows to the side and rear elevations.

BEDROOM TWO 10'9" into the bay x 10'10" (3.28 into the bay x 3.31)

uPVC double-glazed bay window to the front elevation. Double-glazed window to the side elevation. Laminate floor.

BEDROOM THREE 10'6" to wardrobe face x 8'11" (3.22 to wardrobe face x 2.74)

Double-glazed window to the rear elevation. 2 built-in wardrobes and storage.

BATHROOM 7'11" x 7'4" (2.42 x 2.26)

White modern 4-piece suite comprising a panel bath with mixer tap and spray attachment, walk-in shower cubicle with shower unit and spray attachment, sink unit with a vanity cupboard beneath and a low level toilet. Tiled floor. Fully-tiled walls. 2 obscured double-glazed windows to the side elevation.

BEDROOM FOUR 21'0" at widest points x 11'1" excl stair recess (6.42 at widest points x 3.40 excl stair recess)

Accessed via the stairs in the hallway. 3 Velux-style double-glazed windows to the sloping ceiling at the rear and side elevations. 2 built-in storage cupboards. Eaves storage cupboards.

DETACHED DOUBLE GARAGE 17'4" x 20'10" (5.30 x 6.37)

Electric roller door. Built-in work bench. Storage shelves. Power and lighting. Windows to the side and rear elevations. Courtesy door to the side elevation.

OUTSIDE

A gated entrance leads onto a brick-paved parking and turning area which extends in front of the property and also leads to the garage. A gate between the garage and property leads to the steps to the side door opening into the kitchen. Outside cold tap. A path leads to a paved area behind the rear of the garage where there is a timber shed. The paved area also leads around to the back of the property to the formal garden, which is currently arranged with various raised floor beds and a Japanese-styled and themed garden. There is a water-feature bridge leading to a small decked area and pergola. Adjacent to this is a hedged-enclosed side section of garden with a good-sized lawn area, number of trees and bushes and a further paved sitting area. A further gate returns to the front of the property.

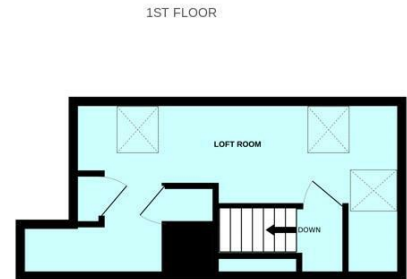
COUNCIL TAX

Plymouth City Council
Council tax band E

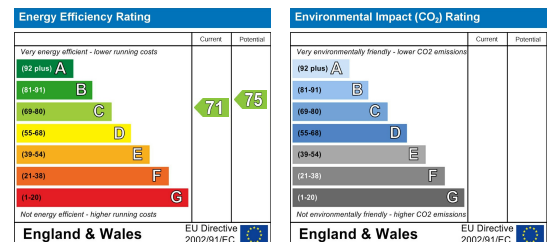
Area Map



Floor Plans



Energy Efficiency Graph



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