



38 Springfield Close

Elburton, Plymouth, PL9 8QG

£325,000



Superbly located extended semi-detached family home in a highly desirable location & enjoying a level southerly-facing rear garden. There is a garden to the front, driveway & garage with remote door. The accommodation briefly comprises an entrance & inner hallway, lounge/dining room, kitchen/breakfast room with feature vaulted ceiling, study/optional 4th bedroom, downstairs wc/shower room, 3 first floor bedrooms & bathroom. Most of the rooms have central heating. Double-glazing. No onward chain.



SPRINGFIELD CLOSE, ELBURTON, PL9 8RQ

ACCOMMODATION

Hard wood front door with a matching window to the side opening into the entrance hall.

ENTRANCE HALL 10'9 x 5'10 (3.28m x 1.78m)

Cloak cupboard fitted with a shelf and hanging rail. Over-head skylight. Doorway leading to the study. Separate glazed door with matching window to side opening into the inner hallway.

INNER HALLWAY 13' x 5'11 (3.96m x 1.80m)

Open-plan hard wood staircase leading to the first floor. Under-stairs cupboards housing the gas meter, electric meter and fuse box. Doors providing access to the ground floor accommodation.

LOUNGE/DINING ROOM 23'5 x 12'9 at widest point (7.14m x 3.89m at widest point)

An open-plan dual aspect room running the full-width of the property. Chimney breast with an open fireplace and adjacent book shelving. Sliding double-glazed doors opening onto the rear garden. The dining area has a serving hatch through to the kitchen/breakfast room. Window to the side elevation.

KITCHEN/BREAKFAST ROOM 20'2 x 9'10 at widest point (6.15m x 3.00m at widest point)

The breakfast area has ample space for table and chairs. Cupboard housing the Worcester gas boiler. Additional cupboards beside. Window to the side elevation. Open-plan access through into the kitchen area. The kitchen area has a feature vaulted ceiling with over-head uPVC double-glazed windows. Base and wall-mounted cabinets with matching fascias. Stainless-steel one-&-a-half bowl single drainer sink unit. Space for free-standing appliances. Window with fitted blinds to the front elevation. uPVC obscured door to the side elevation leading to outside.

STUDY/OPTIONAL BEDROOM FOUR 6'9 x 6'5 (2.06m x 1.96m)

Window to the front elevation. Shelving. Doorway opening into the ensuite/downstairs wc/shower room.

ENSUITE/DOWNSTAIRS WC/SHOWER ROOM 6'6 x 3' (1.98m x 0.91m)

Comprising a wc, basin and an enclosed tiled shower. Skylight.

FIRST FLOOR LANDING

Full-height windows and door opening onto the outside roof space with fabulous views towards Dartmoor. Loft hatch with a pull-down loft ladder. Linen cupboard. Doors providing access to the first floor accommodation.

BEDROOM ONE 10'6 x 10'3 (3.20m x 3.12m)

Window to the rear elevation. 2 recessed wardrobes.

BEDROOM TWO 10'6 x 10'4 (3.20m x 3.15m)

Window to the rear elevation. Recessed wardrobe.

BEDROOM THREE 8'4 x 6'3 (2.54m x 1.91m)

Window to the side elevation with views towards Dartmoor. Wall-mounted shelving.

BATHROOM 6'6 x 5'1 (1.98m x 1.55m)

Comprising a bath, basin and wc. Fully-tiled walls. Window to the front elevation with lovely views.

GARAGE 17'6 x 7'10 (5.33m x 2.39m)

Remote roller door to the front elevation.

OUTSIDE

A brick-paved driveway precedes the garage and provides off-road parking. The front garden is laid to paving together with a variety of planting. There is an outside light beside the main front door. Between the garage and house, a gateway provides external access to the rear garden. The rear garden extends in a southerly direction and has areas laid to paving and lawn. There are mature shrubs, 2 timber sheds and an octagonal greenhouse with a pitched glazed roof.

COUNCIL TAX

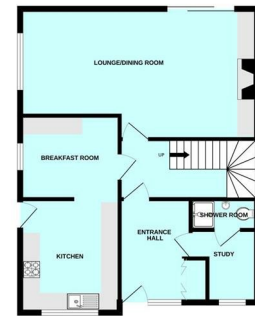
Plymouth City Council
Council tax band D

Area Map



Floor Plans

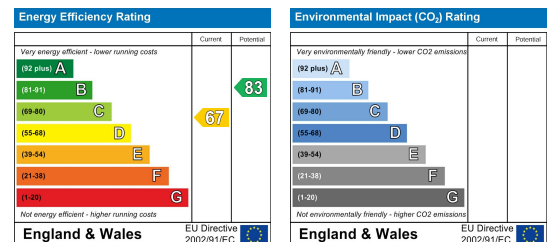
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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