



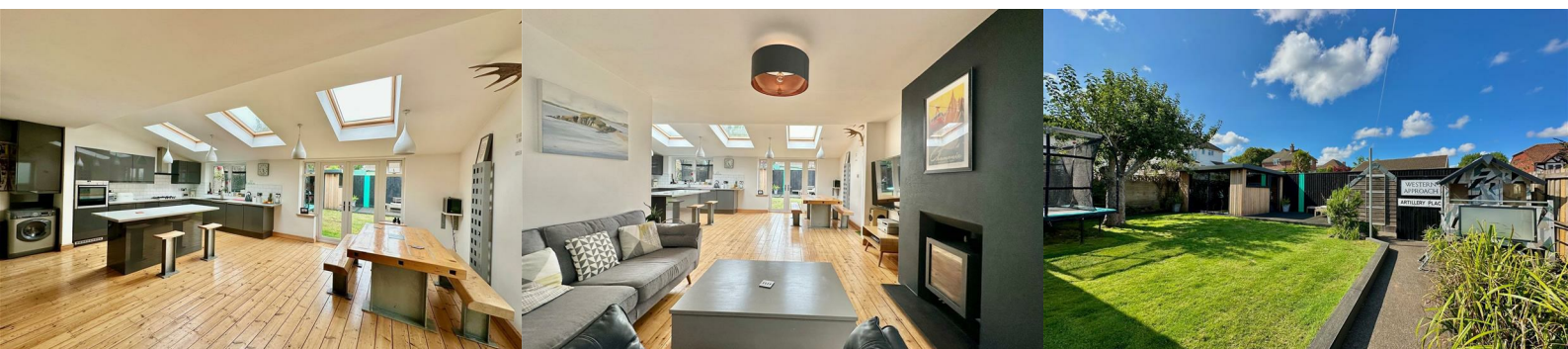
## 9 Standarhay Villas

Elburton, Plymouth, PL9 8HT

£425,000



Superbly-presented detached property situated in a tucked-away corner of this small cul-de-sac within Elburton. The property has a contemporary feel throughout with the centrepiece of the house being a beautiful open-plan kitchen/dining/living room with feature vaulted ceiling with skylights & opening out onto the rear garden. Within the roof space is a large master bedroom with beautifully-fitted ensuite bathroom. In addition there are 2 further ground floor double bedrooms & family shower room. Garage & driveway. Garden room. Double-glazing & central heating.



## STANDARHAY VILLAS, ELBURTON, PL9 8HT

### ACCOMMODATION

Front door opening into the hall.

### ENTRANCE HALL

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs cupboard. Exposed feature floorboards.

### OPEN-PLAN KITCHEN/DINING/LIVING ROOM 27'10 x 24'4 (8.48m x 7.42m)

Dual aspect room with windows to 2 elevations and doors opening to outside across 3 elevations. Ample space for dining and seating. Wood burner. The kitchen is fitted with a range of matching cabinets with work surfaces and tiled splash-backs. Matching island. Breakfast bar. Stainless-steel sink unit. Inset 5-burner gas hob with a cooker hood above. Built-in NEFF oven. Wine cooler. Built-in coffee machine. Space for free-standing fridge-freezer. Space and plumbing for washing machine. Wall-mounted Worcester gab boiler concealed by matching cabinet. Feature ceiling with 3 large Velux Skylights. Exposed feature floorboards.

### BEDROOM TWO 13'11 x 10'11 (4.24m x 3.33m)

Obscured window to the front elevation. Range of built-in wardrobes and cabinets.

### BEDROOM THREE 10' x 7'10 (3.05m x 2.39m)

Obscured window to the front elevation.

### FAMILY SHOWER ROOM 6'10 x 5'3 (2.08m x 1.60m)

Walk-in shower with a fixed glass screen, basin with a cabinet beneath and wc. Large chrome towel rail/radiator. Bathroom cabinet. Fully-tiled walls. Marble tiled floor. Obscured window to the side elevation.

### BEDROOM ONE 18'3 x 17'1 (5.56m x 5.21m)

A stunning master bedroom occupying the first floor of the property. 2 dormer windows to the rear elevation. Velux window to the front elevation. Eaves storage. 2 storage cupboards. Doorway opening into the ensuite bathroom.

### ENSUITE BATHROOM 12'11 x 5'2 (3.94m x 1.57m)

Featuring a double-ended bath, large walk-in shower enclosure with a fixed shower system, wall-mounted controls and fixed glass screen, wall-mounted basin and wc with a concealed cistern and push button flush. Wall-mounted cabinet. Chrome towel rail/radiator. Wall-mounted mirror. Tiled wall. Tiled floor. Obscured Velux window to the front elevation.

### GARDEN ROOM 13'8 x 9'5 (4.17m x 2.87m)

Constructed in timber with insulation. Access door. Window to the side elevation. Sliding patio doors. Power and lighting.

### GARAGE 23'2 x 9'1 (7.06m x 2.77m)

Roller door to the front elevation. Windows to both side elevations. Side access door. Additional window to the rear elevation. Power and lighting.

### OUTSIDE

To the front a driveway provides off-road parking. A pathway leads between the property and garage, accessing the side and rear gardens. The gardens are mainly laid to lawn together with a timber decking area adjacent to the garden room. There is a patio area behind the garage, 2 timber sheds, outside lighting and outside tap.

### COUNCIL TAX

Plymouth City Council  
Council tax band D

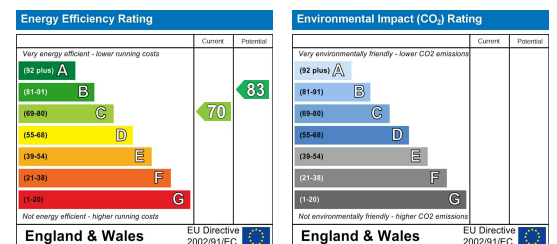
## Area Map



## Floor Plans



## Energy Efficiency Graph



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