



188 Elburton Road

Elburton, Plymouth, PL9 8HZ

Offers Over £425,000



Older-style detached house full of character & features occupying a corner plot with front & rear gardens & double garage. Briefly, the accommodation comprises an entrance vestibule & hallway, lounge, separate dining room, kitchen/breakfast/family room, conservatory & downstairs cloakroom/wc. On the first floor there are 4 bedrooms, family bathroom & family shower room. Double-glazing & central heating.



ELBURTON ROAD, ELBURTON, PL9 8HZ

ACCOMMODATION

Doorway opening into the entrance vestibule.

ENTRANCE VESTIBULE 8' x 3'4 (2.44m x 1.02m)

Further timber door with leaded stained glass opening into the hall.

HALL 13'3 x 7'10 (4.04m x 2.39m)

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

LOUNGE 17'4 into bay x 12'7 (5.28m into bay x 3.84m)

A dual aspect room with a bay window to the front elevation and French doors to the rear opening onto the garden. Chimney breast with a lovely fireplace with an open grate, cast inset and tiles. Picture rail.

DINING ROOM 15'3 into bay x 15'6 into bay (4.65m into bay x 4.72m into bay)

Unusually with 2 bay windows, one to the front and one to the side elevation. The window to the side features a window seat. Chimney breast with fireplace and slate hearth. Picture rail.

KITCHEN/BREAKFAST/FAMILY ROOM 20'9 x 15'9 into bay (6.32m x 4.80m into bay)

A superb family room with ample space for dining and seating. Chimney breast with wood burner. Range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel one-&-a-half bowl single drainer sink unit. Built-in oven. 4-burner gas hob with a cooker hood above. Space for an American-style fridge-freezer. Space for further free-standing appliances. Inset ceiling spotlights. Tiled floor throughout. Dual aspect with windows to the rear and side elevations and a bay window. Doorway opening into the conservatory.

CONSERVATORY 10' x 9'5 (3.05m x 2.87m)

Pitched polycarbonate glazed roof. Double-glazed windows and doors to 2 elevations. Matching tiled floor. Lovely views over the rear garden.

DOWNSTAIRS CLOAKROOM/WC

Fitted with a basin with a cupboard beneath and low level flush wc with a concealed cistern and push-button flush. Obscured window with a fitted blind to the rear elevation.

FIRST FLOOR LANDING 10'6 x 10'4 (3.20m x 3.15m)

Providing a spacious approach to the first floor accommodation. Picture rail. Window. Further window with leaded stained glass on the staircase. Loft hatch with pull-down ladder. The loft has some boarding, 2 Velux windows and lighting.

BEDROOM ONE 14'9 x 10'11 (4.50m x 3.33m)

Picture rail. Range of wardrobes. Window to the front elevation with views towards Dartmoor.

BEDROOM TWO 12'9 x 12'4 (3.89m x 3.76m)

Dual aspect with windows to the front and side elevations. Views over Elburton and towards Dartmoor. Picture rail. Built-in wardrobe and cupboards.

BEDROOM THREE 11'3 x 10' (3.43m x 3.05m)

Window to the side elevation with views. Picture rail.

BEDROOM FOUR 9'6 x 9'4 (2.90m x 2.84m)

Window to the front elevation. Picture rail.

FAMILY BATHROOM 8'11 x 7'11 (2.72m x 2.41m)

Comprising a bath with a shower system over, basin with tiled splash-back and wc set into a cabinet providing storage. Mirror with lighting and shelf above. Wall-mounted towel rail/radiator. Boiler cupboard. Partly-tiled walls.

SHOWER ROOM 5'3 x 4'6 (1.60m x 1.37m)

Comprising an enclosed shower with a built-in shower system, waterproof panelling to the walls and a curved glass door, wc and wall-mounted wash hand basin with a matching splash-back. Obscured window with a fitted blind to the side elevation.

GARAGE 21'9 x 17'8 (6.63m x 5.38m)

Remote door to the front elevation. Power and lighting. Work bench. 2 windows to the side elevation. Doorway opening into the rear garden.

OUTSIDE

The garden to the front elevation is laid to chippings together with mature hedging and shrub borders. There is a wood store along the side elevation as well as outside lighting and access to the rear garden. The rear garden, enjoy a south, south-westerly facing aspect, and has areas laid to paving, chippings and artificial grass. There is mature planting, a timber pergola, an outside tap and a gateway opens onto the outside parking area, which precedes the garage, where there is parking space for 2 vehicles.

COUNCIL TAX

Plymouth City Council
Council tax band F

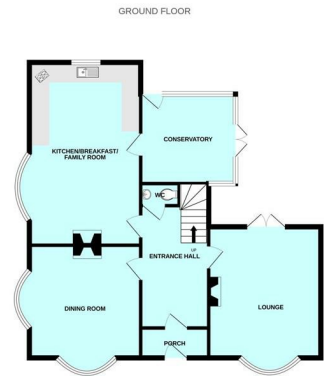
SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

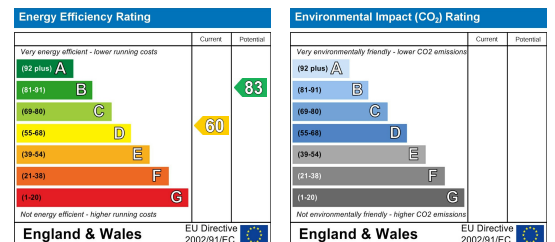
Area Map



Floor Plans



Energy Efficiency Graph



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