



Alvian Hays Road South

Elburton, Plymouth, PL9 8HL

£475,000



Alvian is an individual detached bungalow situated in a quiet tucked-away position close to Elburton village & set within a plot providing a large garden, driveway & detached garaging. The accommodation briefly comprises an entrance hall, bay-fronted dual aspect lounge, separate dining room/optional bedroom four, kitchen, 3 bedrooms & shower room. Double-glazing & central heating. No onward chain.



ALVIAN, ELBURTON, PL9 8HL

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 19'10 x 5' (6.05m x 1.52m)

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Recessed cupboard with shelving and housing the electric meter and consumer unit. Additional larder cupboard with shelving.

LOUNGE 18'11 x 13'11 (5.77m x 4.24m)

A dual aspect room with 2 windows to the side elevation and a 3-sided bay window to the front elevation. Chimney breast with fireplace incorporating a tiled surround and matching hearth. Built-in storage beneath the windows either side of the chimney breast.

KITCHEN 9'11 x 9'3 (3.02m x 2.82m)

Fitted with base-mounted cabinets. Stainless-steel single drainer sink. Further recessed cupboard with shelving and an obscured window to the rear elevation. Wall-mounted Ideal gas boiler. Internal single-glazed window. Doorway opening to the rear porch.

REAR PORCH 10'10 x 2'11 (3.30m x 0.89m)

Windows to 3 elevations. Door to outside.

DINING ROOM 15'7 into bay x 11'3 (4.75m into bay x 3.43m)

Square bay window to the rear elevation. This room could be used as a fourth bedroom if required.

BEDROOM ONE 14' into wardrobe x 10'11 into bay (4.27m into wardrobe x 3.33m into bay)

Situated to the front elevation. 3-sided bay window. Built-in wardrobe.

BEDROOM TWO 13'11 max depth x 7'7 (4.24m max depth x 2.31m)

Window to the side elevation. Range of cupboards and drawer units.

SHOWER ROOM 8'7 x 5'8 (2.62m x 1.73m)

Comprising a walk-in shower with tiled area surround, bidet, basin and wc. Partly-tiled walls. Obscured window to the rear elevation.

FIRST FLOOR LANDING

Providing access to bedroom three. Doorway opening into the walk-in loft space.

BEDROOM THREE 14'2 x 11'3 (4.32m x 3.43m)

Window to the side elevation. Doorway providing access to eaves storage. Doorway opening into the walk-in closet.

WALK-IN CLOSET 11'9 x 7'7 (3.58m x 2.31m)

Doorway opening into an airing cupboard, which has slatted shelving and is plumbed with a radiator.

DETACHED GARAGE 17'6 x 14'7 external measurements incl outside she (5.33m x 4.45m external measurements incl outside s)

Door to the front elevation. Window to the rear elevation.

OUTSIDE

Double gates open onto a driveway leading alongside the property to the garage. Directly in front of the property, the garden is laid to chippings together with shrub and flower beds with a natural stone boundary wall. The gardens are situated to the rear and side elevations and are mainly laid to lawn and a variety of shrubs. There is a masonry garden shed with glazing to 2 sides and an additional timber shed. There is also a patio area, pond and apple tree.

COUNCIL TAX

Plymouth City Council
Council tax band D

SERVICES

The property is connected to gas, electricity and water.

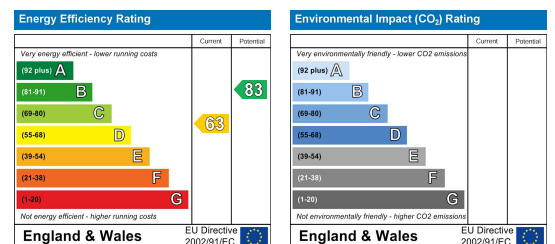
Area Map



Floor Plans



Energy Efficiency Graph



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