



## 6 Whimbrel Way

Elburton, Plymouth, PL9 8GR

Offers In Excess Of £400,000



Superbly-presented modern detached house in a tucked-away position next to King George V playing fields. The property enjoys a level plot with gardens to the front & rear together with a detached garage & brick-paved driveway. The accommodation briefly comprises an entrance hall, open-plan study area, lounge, downstairs cloakroom/wc, open-plan full-depth kitchen/dining room & separate utility. On the first floor a landing gives access to 4 bedrooms, family bathroom & master ensuite shower room to bedroom one. Double-glazing & central heating.





## WHIMBREL WAY, ELBURTON, PL9 8GR

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL 12'5 x 6'9 (3.78m x 2.06m)

Staircase ascending to the first floor. Under-stairs cupboard. Doors providing access to the ground floor accommodation. Open-plan access through into a study area.

### STUDY AREA 11' x 6'5 (3.35m x 1.96m)

Window with fitted blinds to the front elevation.

### LOUNGE 14'11 x 10'5 (4.55m x 3.18m)

Bespoke book shelving with space for TV. French doors to the rear elevation overlooking the garden.

### KITCHEN/DINING ROOM 21'7 x 9'3 (6.58m x 2.82m)

An open-plan room running from front to rear. Ample space for seating and dining. Windows with fitted blinds to the front and rear elevations. Kitchen cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel one-&-a-half bowl single drainer sink unit. Built-in double oven and grill. Stainless-steel 4-burner gas hob with a cooker hood above. Integral appliances includes: fridge, freezer, and dishwasher. Inset ceiling spotlights. Doorway opening into the utility room.

### UTILITY ROOM 6'8 x 5'3 (2.03m x 1.60m)

Matching base and wall-mounted cabinets with work surface. Space and plumbing for washing machine. Vaillant gas boiler. Doorway to the rear elevation overlooking the garden.

### DOWNSTAIRS CLOAKROOM/WC

Comprising a wc and wall-mounted basin with a tiled splash-back.

### FIRST FLOOR LANDING

Providing access to the accommodation. Loft hatch. Recessed cupboard with shelving, also providing space and power for tumble dryer.

### BEDROOM ONE 12'2 x 10'8 (3.71m x 3.25m)

A dual aspect master bedroom with windows with fitted blinds. Views over King George V playing fields. Feature panelling to one wall. Doorway opening into the ensuite shower room.

### ENSUITE SHOWER ROOM 7'4 into shower x 6'8 (2.24m into shower x 2.03m)

Comprising a walk-in tiled shower with a fixed glass screen, wc and basin with a tiled surround mounted onto a cabinet. Inset ceiling spotlights. Obscured window to the front elevation.

### BEDROOM TWO 10'8 x 9'6 (3.25m x 2.90m)

Window with a fitted blind to the rear elevation overlooking the garden.

### BEDROOM THREE 10'8 x 9'5 (3.25m x 2.87m)

Window with fitted blind to the front elevation.

### BEDROOM FOUR 10'3 into alcove x 9'2 (3.12m into alcove x 2.79m)

Window with fitted blind to the rear elevation overlooking the garden.

### BATHROOM 6'11 x 5'9 (2.11m x 1.75m)

Comprising a bath with tiled area surround, shower system and a glass screen, basin with storage beneath and wc. Chrome towel rail/radiator. Wall-mounted mirror with shaver point. Partly-tiled walls. Obscured window to the rear elevation.

### GARAGE 18'6 x 9'11 (5.64m x 3.02m)

A detached building constructed beneath a pitched roof. Manual up-&-over door plus a side access door. Power and lighting. Range of cabinets with space for an American-style fridge-freezer.

### OUTSIDE

The gardens to both the front and rear elevations are laid to lawn. The driveway alongside the property is laid to brick paviors. The rear garden also features paved patio areas, outside lighting, outside power points, shrub bed and an outside tap.

### COUNCIL TAX

Plymouth City Council  
Council tax band E

### SERVICES

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

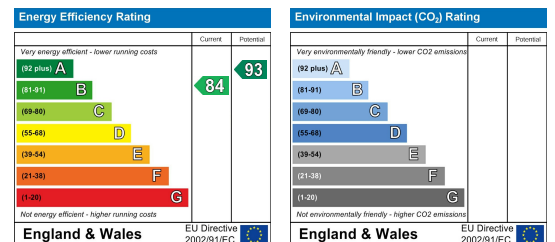
## Area Map



## Floor Plans



## Energy Efficiency Graph



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