



238 Elburton Road

Elburton, Plymouth, PL9 8DY

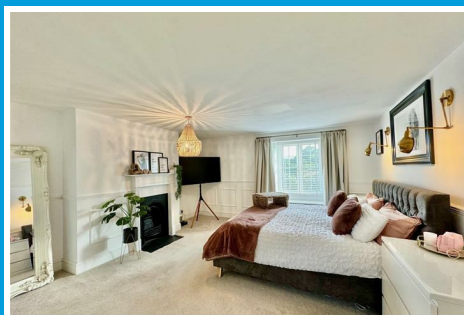
£747,500



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238 ELBURTON ROAD, ELBURTON, PLYMOUTH

ACCOMMODATION

Front door opening into the entrance vestibule.

ENTRANCE VESTIBULE

6'3 x 5' (1.91m x 1.52m)

Part-panelling. Tiled floor. Window with fitted blind to the side elevation. Doorway opening into the cloakroom/wc.

DOWNSTAIRS CLOAKROOM/WC

11'2 x 4'8 (3.40m x 1.42m)

Fitted with a low level flush cistern and wall-mounted basin. Window with fitted blind. Further obscured window with fitted blind. Tiled floor.

RECEPTION HALL

25' x 9'11 (7.62m x 3.02m)

Staircase ascending to the first floor. Tiled floor. 2 windows. Doors providing access to the ground floor accommodation.

DINING/FAMILY ROOM

21'9 x 14'8 (6.63m x 4.47m)

A generous reception room. Chimney breast featuring a fireplace with wood burning stove. Part-panelling to the walls. Window with shutters and a window seat. Door leading to outside. Double doors opening into the sitting room.

SITTING ROOM

26' x 19' max dimensions (7.92m x 5.79m max dimensions)

A dual aspect room with windows incorporating window seats to both elevations. Chimney breast with 2-way wood burning stove. Feature exposed timber lintels. Stunning limestone flagged floor running throughout. Doorway opening into the kitchen.

KITCHEN/BREAKFAST ROOM

19'2 x 15'2 (5.84m x 4.62m)

A fabulously fitted modern kitchen featuring a range of cabinets finished with matching work surfaces and splash-backs. Matching island incorporating a breakfast bar. Inset sink. Built-in

appliances include a wine fridge, 2 NEFF ovens, pull-out bin store and dishwasher. Recess for American-style fridge-freezer. 2 way wood burner shared with the sitting room. Fitted flooring throughout. Bi-folding doors to the rear opening to outside. Doorway opening into the utility room.

UTILITY ROOM

7'6 x 6'3 max dimensions (2.29m x 1.91m max dimensions)

Fitted work surface with space beneath for washing machine and tumble dryer. Corner-sited wall-mounted basin. Shelving. Matching flooring continuing from the kitchen. Window.

FIRST FLOOR LANDING

15'1 x 8'8 (4.60m x 2.64m)

Providing access to the first floor accommodation. Staircase ascending to the top floor. Window with fitted blind. Open-plan area beneath the stairs.

BEDROOM ONE

14'10 x 14'5 (4.52m x 4.39m)

A generous master bedroom with a southerly-facing window with fitted blinds and a window seat. Part-panelling to the walls. Access through to the dressing room.

DRESSING ROOM

11'2 x 8'10 (3.40m x 2.69m)

Fitted with bedroom furniture including drawers, hanging rails and shelving. Window with fitted blind.

ENSUITE SHOWER ROOM

10'11 x 6'6 (3.33m x 1.98m)

Comprising a large tiled walk-in shower with fixed glass screen, twin basins set into a cabinet with a tiled splash-back and wc. Mirror with integral lighting over the basin. Tiled floor. Window with fitted blind.

BEDROOM TWO

14'10 x 13'8 (4.52m x 4.17m)

Window with fitted blind providing a southerly aspect. Part-panelling to one wall. Cast fireplace with surround. Storage to

both sides of the chimney breast. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM

10'11 x 5'2 (3.33m x 1.57m)

Comprising a bath with a tiled area surround, shower over and a glass screen, basin with storage beneath and wall-mounted wc with a concealed cistern and a push-button flush. Cupboard with slatted shelf and housing the gas boiler. Partly-tiled walls. Tiled floor.

BEDROOM THREE

10'11 x 10'2 (3.33m x 3.10m)

Window with fitted blind providing a southerly aspect.

FAMILY BATHROOM

11'1 x 7'3 (3.38m x 2.21m)

A luxury fitted bathroom comprising a free-standing double-ended bath with floor-mounted mixer tap, separate tiled shower, basin with storage beneath and wc. Towel rail/radiator. Wall-mounted mirror with integral lighting. Partly-tiled walls. Tiled floor.

TOP FLOOR LANDING

Skylight-style window to the rear elevation. Loft hatch. Storage cupboard. Doors to bedrooms four and five.

BEDROOM FOUR

22'5 x 19'3 (6.83m x 5.87m)

Triple aspect with windows with fitted blinds. Storage cupboard. Exposed and painted beams.

BEDROOM FIVE

20'2 x 15'9 (6.15m x 4.80m)

A dual aspect room. Exposed beams.

OUTSIDE

To the front there is parking and an outside light and an outside tap. A timber gate provides external access to the rear garden. The rear garden enjoys a southerly aspect and has been landscaped with areas laid to chippings and artificial grass together with a timber pergola. There is an area of ground next to the gardens which has planning permission for a 1 bedroom timber lodge.

COUNCIL TAX

Plymouth City Council

Council tax band G

SERVICES

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



Road Map



Hybrid Map



Terrain Map



Floor Plan

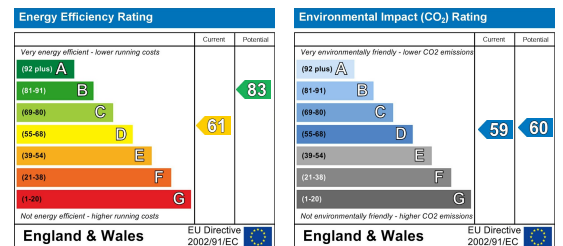


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Viewing

Please contact our Plymouth Office on 01752 401128 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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