



## 16 Sherford Road

Elburton, Plymouth, PL9 8DF

£450,000



A rare chance to acquire this older-style semi-detached property occupying a lovely position within Sherford Road close to Elburton village. Generous plot with gardens to the front & rear. The rear garden enjoys a southerly aspect. The accommodation briefly comprises an entrance hall, bay-fronted lounge, additional separate sitting room, conservatory, extended kitchen/diner with a separate utility & downstairs cloakroom/wc. On the first floor a landing provides access to 3 double bedrooms, bathroom & additional wc. To the rear of the property is the driveway. Double-glazing & central heating.





SHERFORD ROAD, ELBURTON, PL9 8DF

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 11'2 x 6'1 (3.40m x 1.85m)

Staircase leading to the first floor. Under-stairs cupboard. Doors providing access to the first floor accommodation.

LOUNGE 16'9 into bay x 12' (5.11m into bay x 3.66m)

A dual aspect room with a 3-sided bay window to the front elevation and an additional window to the side elevation. Fireplace with a polished stone surround, hearth and 'Living Flame' style gas fire. Picture rail.

SITTING ROOM 12' x 10'11 (3.66m x 3.33m)

Window to the front elevation. Chimney breast with fitted alcoves either side. Picture rail. Double-glazed doors opening into the conservatory.

CONSERVATORY 9'9 x 6'11 (2.97m x 2.11m)

Constructed in hard wood with windows to 3 elevations. Door leading to outside. Pitched roof. Tiled floor.

KITCHEN/DINING ROOM 19'2 x 10'9 at widest points (5.84m x 3.28m at widest points)

Range of matching kitchen cabinets with fitted work surfaces. Breakfast bar. Inset one-&-a-half bowl single drainer sink unit. Space for free-standing cooker, dishwasher and fridge. Matching dresser with wine rack. Inset ceiling spotlights. Dual aspect with windows to the rear and side elevations. French doors leading to outside. In the dining area a doorway opens into the utility room.

UTILITY ROOM 6'2 x 5'9 (1.88m x 1.75m)

Matching work surface with an inset stainless-steel sink unit. Storage cabinet. Space and plumbing for washing machine. Space for freezer. Wall-mounted Worcester gas boiler. Coat hooks. Loft hatch. Window to the side elevation. Doorway opening into the downstairs cloakroom/wc.

DOWNSTAIRS CLOAKROOM/WC 5' x 2'8 (1.52m x 0.81m)

Fitted with a wc and a wall-mounted basin with a tiled splash-back. Storage cupboard. Obscured window to the front elevation.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Window to the rear elevation overlooking the garden. Picture rail. Loft hatch.

BEDROOM ONE 14'1 into bay x 12' to wardrobe rear (4.29m into bay x 3.66m to wardrobe rear)

3-sided bay window to the front elevation with lovely views. Built-in wardrobes. Picture rail.

BEDROOM TWO 12'1 x 12' (3.68m x 3.66m)

Dual aspect with windows to the front and rear elevations. Picture rail. Chimney breast with built-in storage to one side. Pedestal basin with a tiled splash-back.

BEDROOM THREE 12'1 x 7'8 (3.68m x 2.34m)

Window to the rear elevation. Picture rail.

BATHROOM 8'1 x 5'11 (2.46m x 1.80m)

Comprising a bath, separate shower, wall-mounted basin with storage and wc. Wall-mounted towel rail/radiator. Mirror with integral lighting. Fully-tiled walls. Tiled floor. Obscured window to the side elevation.

ADDITIONAL WC 5'10 x 2'5 (1.78m x 0.74m)

Fitted with a wc and a corner-style pedestal basin with a tiled splash-back. Mirrored bathroom cabinet. Picture rail. Obscured window to the front elevation.

OUTSIDE

To the front a generous garden sets the property back from the road. The garden is mainly laid to lawn with bordering hedging and shrubs. A pathway leads from a gate to the main front entrance. The rear garden is also laid to lawn with bordering shrub and flower beds. A patio area is laid adjacent to the property and a pathway leads to a gateway which opens onto the driveway. There is also a greenhouse and a shed. A pathway runs around one side of the house providing access from front to rear.

COUNCIL TAX

Plymouth City Council  
Council tax band E

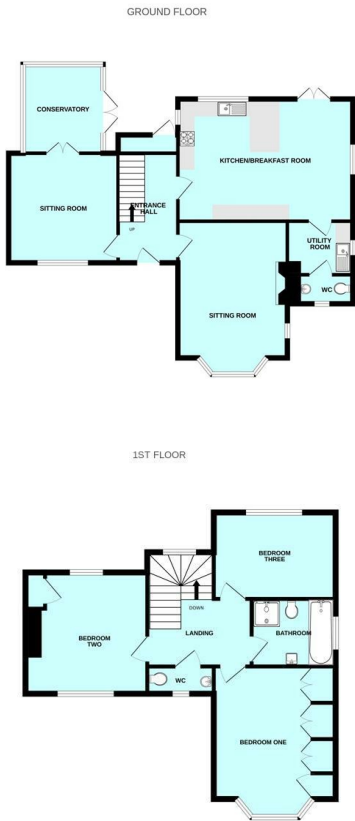
SERVICES

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

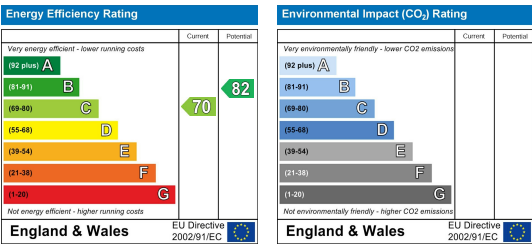
Area Map



Floor Plans



Energy Efficiency Graph



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