



65 Sherford Road

Elburton, Plymouth, PL9 8BJ

£485,000



A wonderful extended detached bungalow located in the popular Elburton district. The property is set on a great-sized level plot with an outdoor pool within the garden as well as ample off-road parking & garage/store. The accommodation briefly comprises 3 reception areas, kitchen/breakfast room, utility, 3 double bedrooms, master ensuite bathroom & shower room. The accommodation is flexible in its use & there is the opportunity for further development.



SHERFORD ROAD, ELBURTON, PL9 8BJ

ACCOMMODATION

Access to the property is gained via the uPVC double-glazed entrance door leading into the entrance porch.

ENTRANCE PORCH

Tiled floor. Glazed inner door leading into the entrance hall.

ENTRANCE HALL 25'1" overall length x 6'7" max width (7.66 overall length x 2.01 max width)

Wooden parquet floor. Built-in cloak cupboard. Built-in storage cupboard. Doors providing access to the accommodation.

BEDROOM ONE 13'10" into bay x 13'10" (4.24 into bay x 4.23)

Curved double-glazed bay window to the front elevation. Double doors leading into the ensuite bathroom.

ENSUITE BATHROOM 9'3" x 11'9" (2.83 x 3.59)

Comprising a bath, low level toilet and sink unit. Vanity storage area. Space and capacity to re-instate a shower cubicle. Obscured double-glazed window to the side elevation.

BEDROOM TWO 13'10" into the bay x 12'11" (4.24 into the bay x 3.96)

Curved double-glazed window to the front elevation. Wooden parquet flooring.

BEDROOM THREE

This is laid out as 2 distinct areas.

BEDROOM THREE AREA ONE 13'10" x 10'5" (4.23 x 3.18)

Wooden parquet flooring. Opening leading into the second area.

BEDROOM THREE AREA TWO 18'6" x 7'10" (5.66 x 2.41)

Skylight. Double-glazed sliding patio doors.

SHOWER ROOM 9'0" x 5'4" (2.75 x 1.65)

White modern suite comprising a walk-in shower cubicle with shower unit, spray attachment and sliding shower screen doors, sink unit and a low level toilet. Vertical towel rail/radiator. Fully-tiled walls. Obscured glazed window to the rear elevation.

UTILITY 9'3" x 10'3" excl door recess (2.84 x 3.14 excl door recess)

Work surface with inset sink unit. Built-in storage cupboard. Space and plumbing for washing machine and tumble dryer. Obscured double-glazed door to the side elevation. Doorway leading into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 15'2" x 9'9" (4.64 x 2.99)

A dual aspect room with double-glazed windows to the side and rear elevations. Series of wooden-fronted matching eye-level and base units with rolled-edge work surfaces and tiled splash-backs. Built-in breakfast bar. Inset stainless-steel one-&-a-half bowl single drainer sink unit with mixer tap. Built-in 4-ring gas hob with adjacent electric double oven. Space and plumbing for dishwasher. Archway leading into the dining area.

DINING AREA 15'3" x 8'8" (4.66 x 2.66)

Sliding double-glazed doors leading out onto the rear sun terrace and garden. Double doors leading into the lounge.

LOUNGE

This is laid out over 2 separate areas.

LOUNGE AREA ONE 15'3" x 14'0" (4.66 x 4.28)

Dual aspect with a double-glazed window to the side elevation and sliding double-glazed doors providing a pleasant outlook and access out onto the rear sun terrace and garden. Opening leading into the sitting area.

LOUNGE AREA TWO 13'10" x 11'9" (4.23 x 3.60)

A sitting area with a feature brick fireplace with inset solid fuel burner. Doorway returning to the entrance hall.

GARAGE/STORE 15'6" x 7'11" (4.74 x 2.43)

Wooden double doors. Power and light. Housing the gas boiler.

OUTSIDE

At the front of the property there is a fenced enclosed level area with attractive flower borders together with a parking and turning area with space for many vehicles. The drive leads down to the integral garage and an electric car charging point. A gate leads down the side elevation through to the rear. To the rear there is a sun terrace adjacent to the rear of the property with steps leading down to a level lawned section. There are 2 storage sheds and within the lower level is the swimming pool.

SWIMMING POOL 31'2" overall length (9.5 overall length)

Maximum depth of 6'6 feet.

COUNCIL TAX

Plymouth City Council
Council tax band E

SERVICES

The property is connected to mains gas, electricity and water. There is a septic tank for drainage.

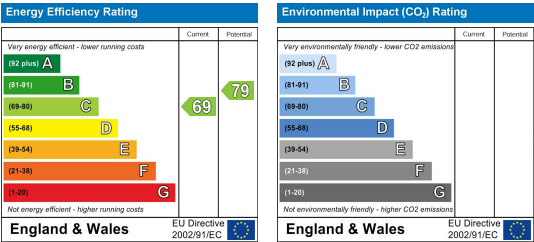
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.