



## 1 Misterton Close

Elburton, Plymouth, PL9 8TY

**£450,000**



Superbly-presented extended detached family home situated in a corner position with a south-westerly facing enclosed rear garden, driveway & double garage. The accommodation briefly comprises an entrance hall, downstairs cloakroom/wc, dual aspect lounge, dual aspect open-plan kitchen/dining room & separate utility. The upper floors, which include a converted loft space, host 5 bedrooms, family bathroom, ensuite shower room & top-floor wc. Double-glazing & central heating.





MISTERTON CLOSE, ELBURTON, PL9 8TY

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs cupboard.

LOUNGE 20'2 x 11'1 (6.15m x 3.38m)

A dual aspect room with a window with a fitted blind to the front elevation and French doors to the rear overlooking and providing access to the garden. Feature media wall with inset TV and a glass-fronted fire.

KITCHEN/DINING ROOM 22'5 x 9'7 (6.83m x 2.92m)

An open-plan dual aspect room with windows with fitted blinds to the front and rear elevations. Ample space for dining table and chairs. The kitchen is fitted with a range of base and wall-mounted cabinets with grey matte finished fascias contrasted by matte quartz-style work surfaces. Breakfast bar. Inset sink. Inset induction hob with a cooker hood above. Built-in oven and microwave. Integral fridge and freezer. Integral dishwasher. Inset ceiling spotlights. Access through to the utility room.

UTILITY ROOM

Matching cabinets and work surface. Space and plumbing for washing machine. Inset ceiling spotlights. Partly-glazed door leading to outside.

DOWNSTAIRS CLOAKROOM/WC

Fitted with a wc and a square contemporary basin with a cabinet beneath. Wall-mounted cabinets. Chrome towel rail/radiator. Partly-tiled walls. Obscured window with a fitted blind to the front elevation.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Staircase ascending to the top floor. 2 under-stairs storage cupboards. Window with a fitted blind to the rear elevation.

BEDROOM ONE 15' max width x 11'1 (4.57m max width x 3.38m)

Window with fitted blind to the front elevation. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 6'3 x 5'2 (1.91m x 1.57m)

Comprising an enclosed shower with a curved glass screen, basin with storage and wc with a push-button flush. Matching wall-mounted cabinets. Mirrored cabinet over the basin. Inset ceiling spotlights. Obscured window to the front elevation.

BEDROOM TWO 11'4 x 8'9 (3.45m x 2.67m)

Window with a fitted blind to the rear elevation with views over the garden.

BEDROOM FOUR 9'7 x 7'7 (2.92m x 2.31m)

Window with a fitted blind to the front elevation.

BEDROOM FIVE 7'1 x 6'5 (2.16m x 1.96m)

Window with a fitted blind to the rear elevation with views over the garden.

FAMILY BATHROOM 7'9 x 6'1 (2.36m x 1.85m)

Comprising a bath with centrally-positioned tap, shower system over with wall-mounted controls and an additional rinsing attachment, basin with storage and wc. Mirrored cabinet over the basin. Wall-mounted cabinet. Wall-mounted towel rail/radiator. Built-in tiled shelving. Tiled floor. Fully-tiled walls. Inset ceiling spotlights. Obscured window to the side elevation.

TOP FLOOR LANDING

Providing access to the bedroom and wc. Walk-in loft storage area.

BEDROOM THREE 11'8 x 10'1 (3.56m x 3.07m)

Built into the roof space with Velux windows to both the front and rear elevations. Laminate flooring. Eaves storage access.

ADDITIONAL WC 5'1 x 4'3 (1.55m x 1.30m)

Fitted with a wc and a wall-mounted basin. Skylight to the rear elevation.

DETACHED DOUBLE GARAGE 18'4 x 17'9 (5.59m x 5.41m)

2 up-&-over style doors to the front elevation. Side access door. Pitched roof providing some over-head storage. Power and lighting. Partitioned off within the garage is a separate enclosed room with power and lighting, which is currently used as a gym.

OUTSIDE

Preceding the garage, a driveway provides plentiful off-road parking and access to the garage. From the drive a timber gate opens into the rear garden. The front garden is laid to lawn and chippings plus a flower bed. A covered canopy with an outside light protects the main front entrance. The rear garden is enclosed by brick-walling and fencing and enjoys a south-westerly aspect. The garden is laid to lawn together with a patio area and an area laid to decking. 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.

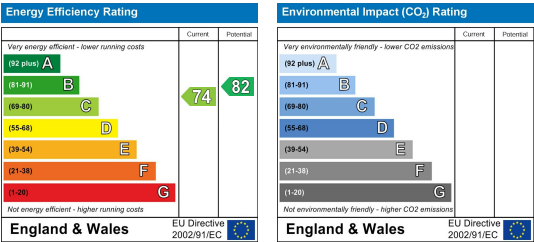
Area Map



Floor Plans



Energy Efficiency Graph



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