



## 86 Blackstone Close

Elburton, Plymouth, PL9 8UW

£310,000



Wonderful semi-detached property presented to a very high standard located in a popular cul-de-sac location in Elburton. The accommodation briefly comprises an entrance hall, lounge leading through to a kitchen/dining room, 3 bedrooms & bathroom. Attractive enclosed rear garden. Ample off-road parking & single garage. Double-glazing & gas central heating.





BLACKSTONE CLOSE, ELBURTON, PL9 8UW

ACCOMMODATION

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

ENTRANCE HALL 13'1" x 5'11" (3.99 x 1.82)

Doors providing access to the ground floor accommodation. Stairs rising to the first floor. Under-stairs storage. Laminate floor.

LOUNGE 12'9" x 10'9" (3.90 x 3.30)

Attractively presented room with a feature 'Living Flame' gas fire. Inset ceiling spotlights. Double-glazed window to the front elevation. Opening leading into the kitchen/dining room.

KITCHEN/DINING ROOM 16'11" x 10'10" (5.17 x 3.32)

Within the kitchen area there is a series of contemporary style matching eye-level and base units with work surfaces. One-&a-half bowl single drainer sink unit with mixer tap. Built-in electric 4-ring hob with an extractor hood above and an electric oven beneath. Space for under-counter refrigerator and freezer. Space and plumbing for washing machine. Double-glazed window to the rear. Within the dining area there is feature display unit to one wall, which is removable. Laminate floor. Double doors leading out onto the rear patio and garden.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch with loft ladder providing access to the partially-boarded loft. Double-glazed window to the side elevation.

BEDROOM ONE 12'7" x 10'4" (3.86 x 3.15)

Double-glazed window to the front elevation.

BEDROOM TWO 11'5" x 9'3" at widest points & to wardrobe rear (3.49 x 2.82 at widest points & to wardrobe rear)

Range of fitted wardrobes and storage units along one wall. Double-glazed window to the rear elevation.

BEDROOM THREE 6'5" x 9'5" incl door recess (1.98 x 2.88 incl door recess)

Double-glazed window to the front elevation.

BATHROOM 7'6" x 6'0" (2.30 x 1.85)

Comprising a panel bath with a shower screen, shower unit and spray attachment, sink unit with a cupboard beneath and low level toilet. Obscured double-glazed window to the rear elevation.

OUTSIDE

At the front of the property there is an open-plan low maintenance garden with gravel and planted areas. A driveway extends down the side of the driveway to double gates leading through to the rear. Within the rear garden is the single garage. Adjacent to this is a central lawned area with a paved sitting section and planted borders.

GARAGE 15'9" x 8'1" (4.81 x 2.47)

Up-&-over door to the front elevation. Power and lighting.

COUNCIL TAX

Plymouth City Council  
Council tax band C

SERVICES

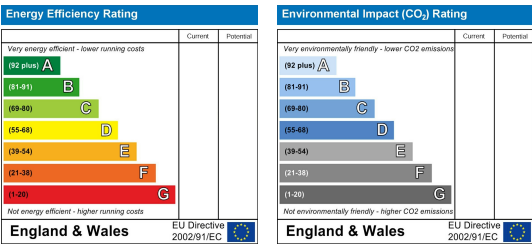
The property is connected to all the mains services: gas, electricity, water and drainage.

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.