



## Arundel Higher Churchway

Elburton, Plymouth, PL9 8LA

**Offers Over £550,000**



Arundel is an individual property situated in the tucked-away cul-de-sac of Higher Churchway, one of Plymstock and Elburton's most sought-after enclaves. The accommodation briefly comprises an entrance hall with feature hard wood staircase, lounge with fireplace & wood burner leading to a conservatory, open-plan kitchen/dining room, separate large utility, additional formal dining room, which could be used as a ground floor 4th bedroom & downstairs shower room/wc. On the first floor a landing provides access to 3 double bedrooms & master ensuite bathroom. To the front there is a driveway, garage with integral access & a stunning south-facing garden to the rear. Owned solar panels. Double-glazing & central heating.





HIGHER CHURCHWAY, ELBURTON, PL9 8LA

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 14' x 13'11 max dimensions incl stairs (4.27m x 4.24m max dimensions incl stairs)

Cloak cupboard fitted with hanging rail and shelving. Staircase constructed in hard wood ascending to the first floor. Under-stairs storage cupboard. Further recessed linen cupboard with shelving and housing the electric meter and consumer unit. Fitted Karndeian flooring.

KITCHEN/DINING ROOM 20' x 11'11 (6.10m x 3.63m)

A superb room to the rear of the property. Ample space for table and chairs. Within the dining area, French doors overlook the garden and lead to outside. The kitchen area is fitted with a range of base and wall-mounted cabinets with matching fascias and hard wood work surfaces. Inset ceramic sink with a single drainer. Breakfast bar. Space for free-standing dishwasher. Space for free-standing range-style cooker with a tiled surround. Double doors opening into a large larder. Further recessed cupboard with shelving. Fitted Karndeian flooring. Inset ceiling spotlights. Window over the sink overlooking the garden. Doorway opening into the utility room.

UTILITY ROOM 12'10 x 10'9 (3.91m x 3.28m)

A generous utility room with base and wall-mounted cabinets and polished stone/quartz-style work surfaces. Space for washing machine and tumble dryer beneath a matching work surface. Space for a separate free-standing fridge and freezer. Additional built-in broom cupboard. Window to the rear elevation. Doorway leading to outside. Integral access to the garage.

LOUNGE 17'11 x 10'11 (5.46m x 3.33m)

A dual aspect room with windows to the front and side elevations. Fireplace with a polished limestone surround set onto a slate hearth with wood burner. Coved ceiling. Internal double-glazed doors opening into the conservatory.

CONSERVATORY 10'11 x 9'8 (3.33m x 2.95m)

Glazed windows to 2 elevations. Sliding double-glazed doors leading to outside. Views over the garden.

FORMAL DINING ROOM/OPTIONAL BEDROOM FOUR 12'7 into bay x 12' (3.84m into bay x 3.66m)

Bay window to the front elevation. Additional window to the side elevation. Coved ceiling. Picture rail.

DOWNSTAIRS SHOWER ROOM/WC 8' x 6' (2.44m x 1.83m)

Comprising a separate enclosed tiled shower, wc and basin with a tiled surround. Wall-mounted illuminated mirror and shaver point. Chrome towel rail/radiator. Wall-mounted storage cupboard. Inset ceiling spotlights.

FIRST FLOOR LANDING 10'7 x 9'1 incl stairs (3.23m x 2.77m incl stairs)

Window to the front elevation. Matching hard wood balustrade. Loft hatch. Picture rail. Doors providing access to the first floor accommodation.

BEDROOM ONE 17'11 x 9'9 (5.46m x 2.97m)

Window to the rear elevation with lovely views. Cupboard housing the Worcester gas boiler. Picture rail. Doorway opening into the ensuite bathroom.

ENSUITE BATHROOM 9'6 x 6'8 (2.90m x 2.03m)

Comprising a free-standing claw and ball footed slipper-style bath with mixer tap, pedestal basin and wc. Eaves access. Laminate flooring. Tiled walls. Velux window to the side elevation.

BEDROOM TWO 17'11 x 10'11 (5.46m x 3.33m)

Dual aspect with windows to the front and rear elevations. Corner-style vanity pedestal basin with a tiled splash-back. Picture rail. Eaves storage cupboard housing the inverter for the solar panels.

BEDROOM THREE 10'8 x 8'4 (3.25m x 2.54m)

Window to the rear elevation with lovely views. Picture rail.

GARAGE 21'4 x 11'7 (6.50m x 3.53m)

Remote Garolla door to the front elevation. Stainless-steel single drainer sink unit set into a cabinet. Power and lighting. Integral access to the utility room.

OUTSIDE

To the front of the property, the driveway is laid to slate chippings and provides off-road parking. Outside light, an outside tap and an externally-mounted gas meter. A small tarmac driveway precedes the garage for additional parking. The rear garden, which enjoys a southerly aspect, has a generous paved terraced adjacent to the property. Beyond this the garden is laid to lawn together with a variety of mature shrubs and flower beds. There is outside lighting, outside power points and an 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.

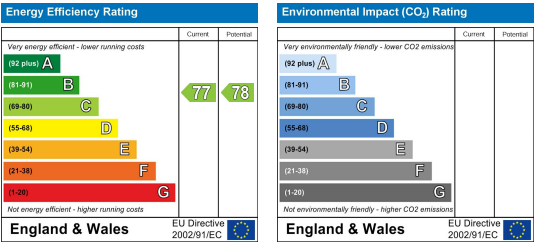
Area Map



Floor Plans



Energy Efficiency Graph



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