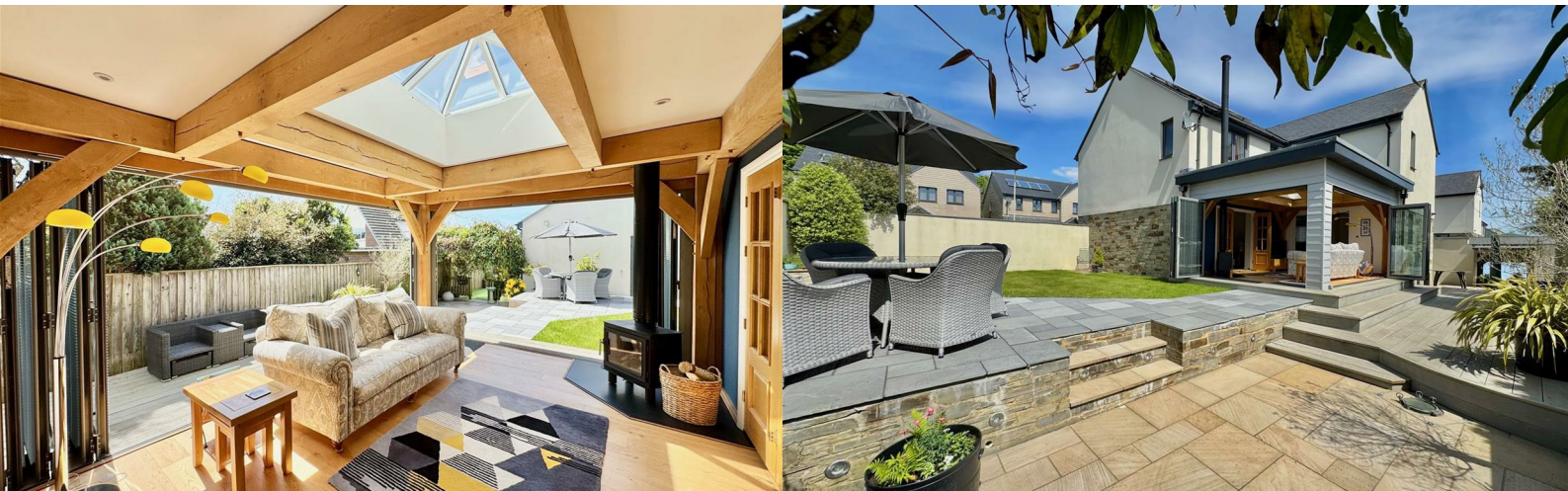




3 Lord Morley Way

Elburton, Plymouth, PL9 8AF

£700,000



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LORD MORLEY WAY, ELBURTON, PL9 8AF

DESCRIPTION

An innovative layout and clever use of space make this extended detached house a perfect family home. Through double doors in the hallway you enter into a bright, airy living room with oak bi-fold doors opening into a Carpenter Oak orangery with 2 sets of bi-fold doors opening onto the gardens. This room has under-floor heating and a wood-burning stove which brings the landscaped gardens into the home and vice versa. The orangery connects to a spacious kitchen/breakfast room through an open plan archway and the utility room is conveniently located off the kitchen/breakfast area. There is also a separate dining room and practicalities such as the downstairs cloakroom/wc and under-stairs storage cupboard. To the first floor there are 4 double bedrooms, 2 of which benefit from ensuite shower rooms, and a main family bathroom serving the remaining 2 double bedrooms. The house benefits from anthracite grey uPVC double-glazed windows and gas central heating. The gardens are predominately southwest-facing and have been landscaped to include a composite grey oak-effect deck, a patio area with steps leading down to a further sunken patio with an enclosed artificial grass play area for children and a lawned garden with a children's playhouse. To the front there are gardens enclosed by railings, laid to artificial lawn for ease-of-maintenance, and colourful flower beds. A row of evergreen oak trees forms a privacy screen. The house benefits from an over-sized double garage with a remote door and an extra wide, private drive with space for 3 cars. The house is situated in a desirable location, close to Dunstone woods, on a private cul-de-sac of 16 detached executive homes.

ACCOMMODATION

There is a pitched roof, pillared, covered entrance porch with a composite wide double-glazed front door into the entrance hall.

ENTRANCE HALL

High-quality laminate oak-effect floor which runs through to the kitchen/breakfast room. Stairs rising to the first floor with solid wood banister rails and newel posts. Under-stairs storage cupboard with light. Telephone point. Electric fuse box. Solar panels meter. Radiator. Smoke detector. Spot lighting. Double French doors opening to the living room.

LIVING ROOM

21'8 x 12'1 (6.60m x 3.68m)

uPVC double-glazed window overlooking the front. Silestone fireplace with gas fire inset. 2 radiators. 2 TV points. Bi-fold oak doors opening to the conservatory/orangery.

CONSERVATORY/ORANGERY

16' x 12' (4.88m x 3.66m)

This is a room that complements the garden perfectly, with a substantial Carpenter Oak timber frame, 2 sets of powder-coated aluminium bi-fold doors with fitted blinds and a lantern making this a very light, bright,

southwest-facing room with under-floor heating and wood-burning stove set onto a polished slate hearth.

DINING ROOM

11'4 x 10'10 (3.45m x 3.30m)

A double aspect room with 2 uPVC double-glazed windows. Radiator. TV point.

KITCHEN/BREAKFAST ROOM

22'5 x 14'6 (6.83m x 4.42m)

The kitchen area is fitted with dual colour high-gloss units with a matching breakfast bar island with storage units and drawers below. The kitchen has double wall cupboards, base cupboards and drawers with silestone work surfaces and up-stands with integrated one-&-a-half drainer sink unit and mixer tap with spray facility. Over the sink there is a uPVC double-glazed window. Integrated 5-ring induction hob with matching silestone splash-back and extractor canopy over. Built-in double oven. Built-in fridge/freezer and dishwasher with matching door fronts. The island unit has 4 matching colour-coded breakfast stools and there is a good-sized family seating area for a breakfast table and chairs with an archway opening into the conservatory/orangery. The breakfast area has a uPVC double-glazed window. TV point. Door to the utility room.

UTILITY ROOM

7'8 x 5'9 (2.34m x 1.75m)

Matching units to the kitchen with a built-in washer/dryer. Cupboard housing the Worcester gas boiler (August 2019) and programmer serving the central heating and domestic hot water. Radiator. uPVC double-glazed window. Silestone work surface and upstand with integrated sink unit and mixer tap.

DOWNSTAIRS CLOAKROOM

Half-tiled walls. Tiled floor. Fitted with a 2-piece white suite comprising low-level wc and pedestal wash handbasin with a mixer tap. Radiator.

FIRST FLOOR LANDING

Galleried landing with solid wood newel posts and balustrades. Built-in airing cupboard housing the unvented hot water cylinder. Radiator. Hatch with retractable aluminium ladder to the fully-insulated, part-boarded roof space with light.

BEDROOM ONE

14'6 x 13'4 (4.42m x 4.06m)

Dual aspect with 2 uPVC double-glazed windows. Radiator. 2 TV points. Telephone point.

ENSUITE SHOWER ROOM

Half-tiling to the walls and floor. Fully-tiled shower cubicle. Fitted with a 3-piece suite comprising double shower with shower rose and hose, low-level wc and pedestal wash handbasin with mixer tap. Chrome heated towel rail. Spot lighting. Shaver point. uPVC obscured-glass double-glazed window.

BEDROOM TWO

12'7 x 11'5 (3.84m x 3.48m)

Dual aspect with 2 uPVC double-glazed windows and views over Dunstone woods. Built-in double wardrobe with sliding door. Radiator. TV point.

BEDROOM THREE

11'10 x 10'6 (3.61m x 3.20m)

uPVC double-glazed window. Built-in double wardrobe with sliding door. Radiator. TV point.

ENSUITE SHOWER ROOM

Half-tiled walls and floor. Fully-tiled shower cubicle. Fitted with a 3-piece white suite comprising double shower cubicle, pedestal wash handbasin with mixer tap and low-level wc. Chrome heated towel rail. Spot lighting. uPVC obscured-glass double-glazed window.

BEDROOM FOUR

11'11 x 10'6 (3.63m x 3.20m)

Double wardrobe with sliding doors. Dual aspect room with 2 uPVC double-glazed windows. Radiator.

FAMILY BATHROOM

Fully-tiled to walls and floor. Fitted with a 3-piece white suite comprising panel bath with mixer tap and shower head attachment, safety glass shower screen, pedestal wash handbasin with mixer tap and low-level wc. Chrome heated towel rail. Spot lighting. uPVC obscured-glass double-glazed window.

OUTSIDE

To the front of the property there are gardens enclosed by railings, laid to artificial grass for ease-of-maintenance, with colourful beds of flowers and shrubs and a row of evergreen oaks providing a screen to the rear garden. The south-facing rear gardens are fully-enclosed by solid walls and featherboard timber fencing with a good-sized lawned area including a children's playhouse, patio with steps down to a sunken patio and pergola and composite grey oak-effect decking, which is a low-maintenance,

weatherproof, non-slip deck. From the sunken patio there is a gate to an enclosed children's play area laid to artificial lawn, off which there is a garden storage area. To the side of the property there is a further area laid to patio and decorative stone chippings, where there is a log store and further storage. The sunken patio and decking feature floor-level spotlighting. From the garden there is a courtesy door to the over-sized double garage. Private drive providing parking for at least 3 cars.

OVER-SIZED DOUBLE GARAGE

Ample power points and lighting. Overhead loft storage with retractable aluminium ladder. Remote up-&-over double door. To the front of the garage there is a private driveway with parking for 3 cars.

COUNCIL TAX

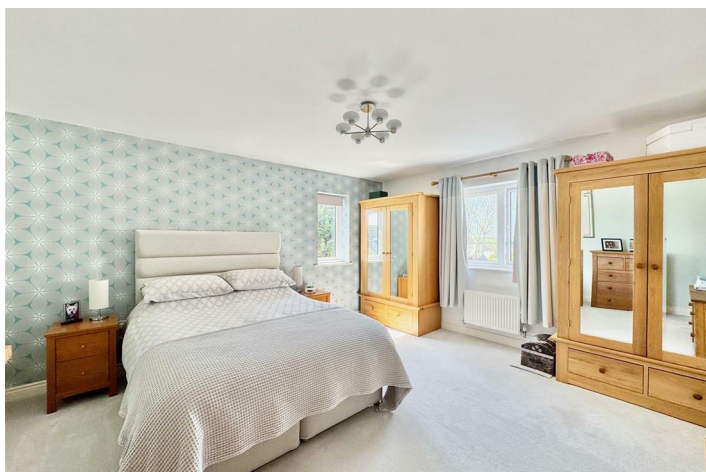
Plymouth City Council
Council tax band F

SERVICES

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

AGENT'S NOTE

There is an annual management fee of £512.13 to cover the maintenance of the communal areas.



Road Map



Hybrid Map



Terrain Map



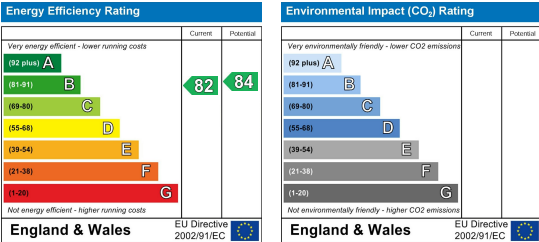
Floor Plan



Viewing

Please contact our Plymstock Office on 01752 401128 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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