



1 Raphael Drive

Elburton, Plymouth, PL9 8EU

£300,000



Lovely 3-bedroom semi-detached family home. The property enjoys attractively-presented accommodation comprising a modern fitted kitchen with appliances, separate dining room, lounge leading out onto a level enclosed garden, 3 good-sized bedrooms & modern bathroom. Drive & garage. Studio/office. Double-glazing & gas central heating.



RAPHAEL DRIVE, ELBURTON, PL9 8EU

ACCOMMODATION

Access to the property is gained via the entrance door with obscured double-glazed side panel leading into the entrance hall.

ENTRANCE HALL

Storage cupboard. Stairs rising to the first floor. Doors providing access to the ground floor accommodation.

KITCHEN 8'6" x 8'5" incl kitchen units (2.60 x 2.58 incl kitchen units)

Series of modern matching eye-level and base units with wooden work surfaces, up-stands and tiled splash-backs. Inset single drainer single bowl sink unit with mixer tap. Built-in 4-ring induction hob. Built-in electric oven and microwave. Integrated washing machine. Integrated dishwasher. Built-in cupboard housing the gas boiler. Laminate floor. Double-glazed window to the front elevation.

DINING ROOM 11'8" x 7'10" (3.57 x 2.40)

Full-length double-glazed window to the front elevation. Laminate floor.

LOUNGE 16'11" x 12'9" (5.17 x 3.90)

Double-glazed window and double-glazed double doors leading out to the rear garden. Laminate floor.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Over-stairs storage cupboard.

BEDROOM ONE 16'10" x 8'7" (5.15 x 2.62)

2 double-glazed windows to the front elevation. Built-in storage cupboard. Laminate floor.

BEDROOM TWO 9'11" x 7'0" (3.03 x 2.14)

Double-glazed window to the rear elevation.

BEDROOM THREE 9'6" x 9'1" (2.91 x 2.77)

Double-glazed window to the rear elevation.

BATHROOM

White modern suite comprising a 'P-shaped' bath with mixer tap and a shower unit with spray attachment over and shower screen, pedestal wash basin with mixer tap and a low level toilet. Vertical towel rail/radiator. Fully-tiled walls. Tiled floor. Obscured double-glazed window to the side elevation.

STUDIO/OFFICE 10'7" x 6'4" (3.24 x 1.95)

Power and light. Double doors.

GARAGE 17'3" x 11'5" (5.26 x 3.50)

Roller door to the front elevation.

OUTSIDE

To the front of the property there is an open-plan front garden area which has been laid to lawn. There is an adjacent drive providing off-road parking and access to the garage. The rear garden is level and enclosed by timber fencing. Adjacent to the rear of the area is a decked area which in turn leads out onto a central lawned area. There are raised planted borders, feature paved sitting area behind the studio and a gravelled area at the rear of the garden.

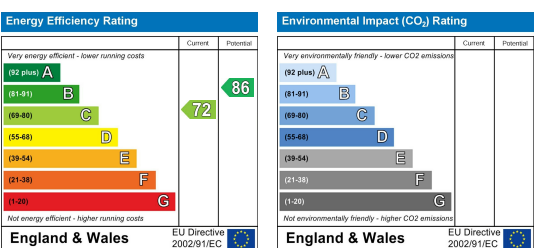
Area Map



Floor Plans



Energy Efficiency Graph



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