



## 30 Springfield Close

Elburton, Plymouth, PL9 8QG

£330,000



Being sold with no onward chain is this lovely semi-detached property located in the ever popular part of Elburton. The accommodation is extended & briefly comprises an entrance hall, ground floor shower room, fitted kitchen, lounge/dining room, 3 bedrooms & bathroom. There is a lovely enclosed level southerly-facing rear garden, garage & parking. Double-glazing & central heating.





SPRINGFIELD CLOSE, ELBURTON, PL9 8QG

ACCOMMODATION

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

ENTRANCE LOBBY

Double-glazed window to the side elevation. Doorway leading into the entrance hall. Doorway opening into the ground floor shower room.

GROUND FLOOR SHOWER ROOM 7'0" x 5'9" (2.15 x 1.76)

Fitted with a quadrant-style corner shower with a sliding shower screen door, shower unit with spray attachment, pedestal wash basin and a low level toilet. Fully-tiled walls. Obscured double-glazed window to the front elevation.

ENTRANCE HALL

Doors providing access to the ground floor accommodation. Open-tread turning staircase ascending to the first floor. Under-stairs storage cupboard.

KITCHEN 8'7" x 8'3" incl kitchen units (2.64 x 2.54 incl kitchen units)

Series of wooden matching eye-level and base units with rolled-edge work surfaces and tiled splash-backs. Inset acrylic one-&a-half bowl sink unit with mixer tap. Built-in 4-ring gas hob. Built-in electric double oven and grill. Built-in fridge and freezer. Space and plumbing for washing machine. Double-glazed window to the front elevation. Doorway opening to a covered passageway with doors to both the front and rear leading to the front and rear gardens.

LOUNGE/DINING ROOM 23'4" x 10'4" (7.12 x 3.15)

A dual aspect main reception area with 2 sliding patio doors to the rear elevation providing a lovely outlook and access onto the rear garden. Double-glazed window to the side elevation. Stone-built fireplace and hearth with inset 'Living Flame' gas fire.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Full-length double-glazed window to the front elevation. Loft hatch. Built-in cupboard housing the gas boiler.

BEDROOM ONE 10'6" x 10'5" (3.21 x 3.19)

Double-glazed window to the rear elevation overlooking the garden.

BEDROOM TWO 10'5" to the wardrobe face x 10'5" (3.19 to the wardrobe face x 3.18)

Double-glazed window to the rear elevation overlooking the garden. Range of fitted wardrobes along one wall with useful storage and hanging. Additional built-in cupboard with shelving.

BEDROOM THREE 8'4" x 6'3" (2.55 x 1.91)

Double-glazed window to the side elevation with a lovely outlook across local rooftops with views towards the local countryside with Dartmoor in the distance.

BATHROOM 6'5" x 5'6" (1.98 x 1.69)

White suite comprising a panel bath with mixer tap with spray attachment and tiled area surround, pedestal wash basin and a low level toilet. Loft hatch. Obscured double-glazed window to the front elevation.

GARAGE 7'8" x 15'9" (2.36 x 4.82)

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

OUTSIDE

At the front of the property there is an open-plan lawned area of garden with attractive flower borders. There is an adjacent drive leading to the garage. At the rear of the property there is a level enclosed southerly-facing rear garden which is enclosed by block walling and hedging. Adjacent to the rear of the property there is a paved patio area which extends around the side through to the garage. There is a good-sized central lawned area with mature planted borders. At the end of the garden there is a wooden shed.

COUNCIL TAX

Plymouth City Council  
Council tax band D

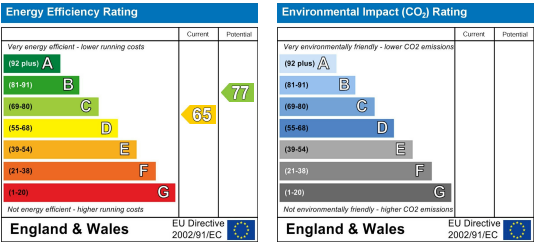
Area Map



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.