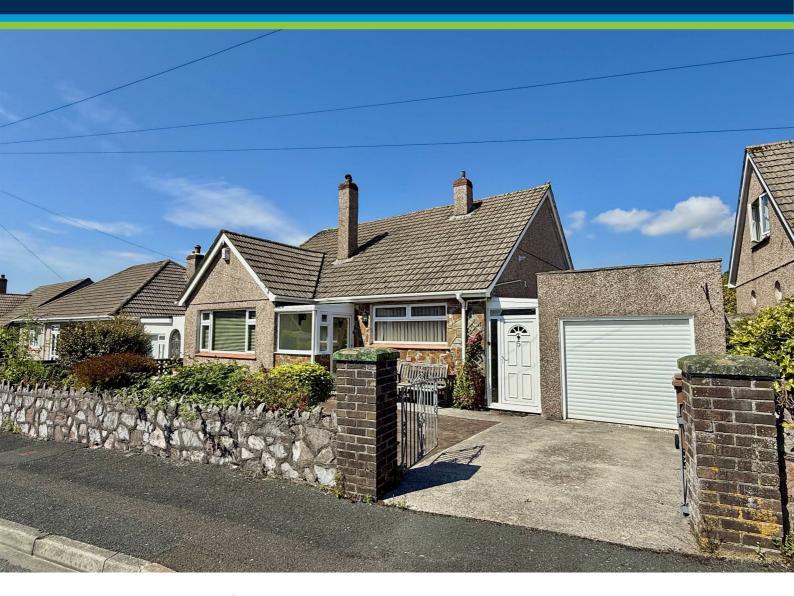
# Julian Marks | PEOPLE, PASSION AND SERVICE



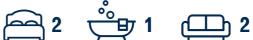
# **5 Hazelwood Crescent**

Elburton, Plymouth, PL9 8BL

£350,000









A pleasantly situated detached bungalow in a tucked-away position occupying a level site with gardens to the front & rear together with a driveway & garage. The accommodation briefly comprises an entrance porch, entrance & inner hallway, generous dual aspect lounge/dining room plus kitchen/breakfast room. There are 2 double bedrooms, study, conservatory, separate utility room including an additional wc & shower room. Double-glazing & central heating. No onward chain.



#### HAZELWOOD CRESCENT, ELBURTON, PL9 8BL

#### **ACCOMMODATION**

#### **ENTRANCE PORCH**

Leading to the entrance hall.

#### ENTRANCE HALL 13'3 x 4'10 (4.04m x 1.47m)

Providing an open-plan access into the inner hallway plus access to the accommodation.

### INNER HALL 11'6 x 5'3 (3.51m x 1.60m)

Cloak cupboards. Storage cupboard. Loft hatch. Airing cupboard with slatted shelving and housing the hot water cylinder.

#### LOUNGE/DINING ROOM 23'3 x 12'9 (7.09m x 3.89m)

Dual aspect with windows to the front and side elevations. Chimney breast with a limestone built fireplace and hearth incorporating a fitted gas fire.

#### KITCHEN/BREAKFAST ROOM 11'11 x 9'10 (3.63m x 3.00m)

Range of matching cabinets, work surfaces and tiled splash-backs. Inset one-&-a-half bowl single drainer sink unit. Built-in oven and grill. Built-in hob. Built-in dishwasher. Space for fridge beneath the work surface. Space for table and chairs. Window with a fitted blind to the front elevation. Doorway to the side opening into the covered passageway.

#### **COVERED PASSAGEWAY**

Running from the front to the rear with doorways to outside at either end providing access integrally to the garage and utility room. Power points and lighting.

#### BEDROOM ONE 12'6 x 11'11 wall-to-wall (3.81m x 3.63m wall-to-wall)

Range of built-in wardrobes with mirrored doors. Window to the rear elevation overlooking the garden.

#### BEDROOM TWO 11'11 x 9'2 (3.63m x 2.79m)

Window to the rear elevation overlooking the garden. Pedestal basin with a tiled splash-back and a cabinet above.

#### STUDY 8'7 x 7'11 (2.62m x 2.41m)

Providing access to the conservatory through sliding double-glazed doors.

### CONSERVATORY 10'1 x 9'7 (3.07m x 2.92m)

Constructed in uPVC double-glazing with a doorway leading to outside. Polycarbonate glazed roof with fitted blinds. Views over the garden.

#### SHOWER ROOM 7'10 x 5'4 (2.39m x 1.63m)

Nicely fitted and comprising a corner-style shower enclosed by a glass screen and door, wall-mounted cabinet providing lots of storage and housing the basin and we with a concealed cistern and a push-button flush. Mirrored medicine cabinet. Chrome towel rail/radiator. Fully-tiled walls. Obscured window to the side elevation.

# GARAGE 19'9 x 9'2 (6.02m x 2.79m)

Electronic roller door to the front elevation. Side access door. Window to the side elevation. Power and lighting.

# UTILITY ROOM 15'4 x 9'3 (4.67m x 2.82m)

Range of base and wall-mounted cabinets, work surfaces and tiled splash-backs. Belfast-style sink with taps above and a cabinet beneath. Space either side of the sink for washing machine and tumble dryer. Space for free-standing appliances. Power and lighting. Window to the rear elevation. Doorway opening into an additional wc, which is fitted with a low level cistern and has an obscured window to the rear elevation.

#### OUTSIDE

To the front of the bungalow a driveway provides off-road parking and access to the garage. The front garden is laid to brick paving with inset border and shrubs together with a pond and an outside light. The garden to the rear is laid to paving and has a raised shrub and flower bed. There is also a timber shed, greenhouse and an outside tap. There is a masonry lean-to style shed to the side of the property with a doorway at either end allowing external access from front to rear.

# **Area Map**

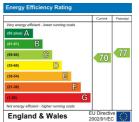


#### Floor Plans

GROUND FLOOR



# **Energy Efficiency Graph**





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