



3 Brookwood Road

Elburton, Plymouth, PL9 8BN

Price Guide £425,000



GUIDE PRICE- £425,000- £450,000 Superbly-presented older-style detached bungalow situated in this highly regarded location within Elburton. The accommodation is beautifully-presented & briefly comprises an entrance porch, spacious hall, lounge, kitchen, 3 double bedrooms & shower room. Garage & driveway. Garden room/utility. Front & rear gardens. Double-glazing, gas central heating & owned solar panels.



BROOKWOOD ROAD, ELBURTON, PL9 8BN

ACCOMMODATION

Front door opening into the entrance porch.

ENTRANCE PORCH 11'5" x 3'7" (3.5 x 1.1)

Entrance porch and a lean-to style conservatory. Further doorway opening into the hallway.

HALLWAY

Providing access to the accommodation. Recessed cupboard with slatted shelving and housing the Worcester gas boiler. Loft hatch with a pull-down loft ladder. Coved ceiling. Laminate flooring.

LOUNGE 12'0" x 17'7" (3.68 x 5.38)

Window with a fitted blind to the front elevation. Further window to the side elevation. Fireplace with a polished stone surround and hearth incorporating a 'Living Flame' style gas fire.

KITCHEN 9'10" x 9'10" (3 x 3)

Range of base and wall-mounted cabinets with modern gloss fascias matching work surfaces and tiled splash-backs. Inset one-&-a-half bowl single drainer sink unit. Built-in oven. Induction hob with a cooker hood above. Built-in NEFF dishwasher. Space for free-standing fridge-freezer. Window to the rear elevation overlooking the garden. Doorway leading to outside.

BEDROOM ONE 13'9 x 9'10 (4.19m x 3.00m)

Vanity basin with a cabinet beneath. Window to the rear elevation.

BEDROOM TWO 11'9 x 9'10 (3.58m x 3.00m)

Window to the front elevation. Laminate flooring.

BEDROOM THREE 9'10 x 7'10 (3.00m x 2.39m)

Window to the rear elevation overlooking the garden.

SHOWER ROOM 7'2" x 6'2" (2.2 x 1.9)

Comprising a corner-style shower with a built-in shower system, feature glass basin with a mixer tap set onto a glass plinth and wc. Chrome towel rail/radiator. Partly-tiled walls. Obscured window to the side elevation.

GARDEN ROOM/UTILITY 6'6" x 9'6" (2.0 x 2.9)

A dual aspect room with windows to the front and side elevations. Utility cupboard with plumbing for washing machine and a shelf above providing space for a tumble dryer. Walk-in storage cupboard. Partly glazed door leading to outside.

GARAGE 17'0" x 8'10" (5.2 x 2.7)

Remote roller style door to the front elevation. Power and lighting. Consumer unit. Obscured glazed pedestrian door providing access to outside via the front elevation.

COVERED WALKWAY

Polycarbonate glazed roof. Providing integral access to the garden room and garage.

OUTSIDE

Galvanised gates opening onto a gravelled driveway providing parking and access to the garage. The front garden has been hard landscaped for ease of maintenance and is laid to chippings together with inset and bordering raised shrub and flower beds. A pathway leads around the side of the bungalow accessing the rear. The rear garden has also been hard landscaped for ease of maintenance with areas laid to paving and chippings together with shrub and flower beds.

COUNCIL TAX

Plymouth City Council
Council tax band E

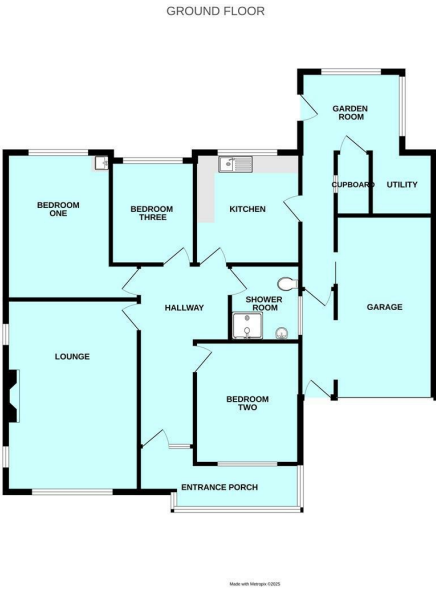
SERVICES

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

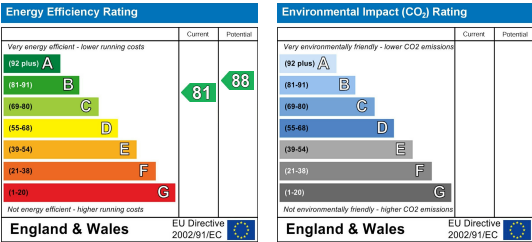
Area Map



Floor Plans



Energy Efficiency Graph



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