



2 Nightingale Close

Elburton, Plymouth, PL9 8PN

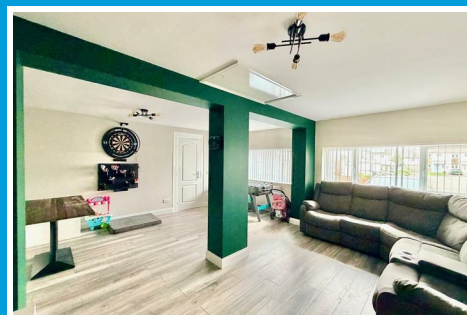
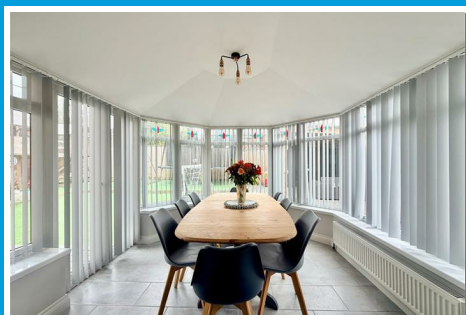
£525,000



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NIGHTINGALE CLOSE, ELBURTON, PL9 8PN

SUMMARY

An executive-style detached house situated in this highly sought-after location within Elburton enjoying a landscaped south-facing garden. The accommodation briefly comprises an entrance hall with downstairs cloakroom/wc, lounge, additional sitting/cinema room, stunning open-plan kitchen/family room leading to the conservatory & separate utility room. On the first floor there are 4 bedrooms, family bathroom & ensuite shower room. Parking to the front. Double-glazing & central heating.

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL

17' x 5'11 (5.18m x 1.80m)

Staircase ascending to the first floor. Under-stairs cupboard.

OPEN-PLAN KITCHEN/FAMILY ROOM

26'4 x 9'11 (8.03m x 3.02m)

A superb open-plan room providing ample space for seating. The kitchen is fitted with a range of cabinets with matching fascias, work surfaces and tiled splash-backs. Breakfast bar. Single drainer sink unit. Twin AEG ovens. Separate AEG induction hob with a cooker hood over. Full-height integral fridge. Integral dishwasher. Tiled floor. Windows overlooking the south-facing rear garden. Open-plan access through into the conservatory, which is currently used as a dining area. Glazed door, also providing views over the gardens.

UTILITY ROOM

9'10 x 8'6 (3.00m x 2.59m)

Stainless-steel single drainer sink unit. Space for washing machine and tumble dryer. Space for free-standing freezer beneath the work surface. Larder cupboard. Tiled floor. Window to the rear elevation overlooking the garden.

CONSERVATORY

9'5 x 9' (2.87m x 2.74m)

Open-plan access from the kitchen/family room. Tiled floor throughout. Windows with fitted blinds overlooking the gardens.

LOUNGE

18' x 16' (5.49m x 4.88m)

2 windows with fitted blinds to the front elevation. Built-in storage cupboards, also housing the gas boiler.

ADDITIONAL SITTING/CINEMA ROOM

13'1 x 11'1 (3.99m x 3.38m)

Suspended bay window with fitted blinds to the front elevation.

DOWNSTAIRS CLOAKROOM/WC

Comprising a wc and a basin with a cupboard beneath.

FIRST FLOOR LANDING

10'3 x 5'2 (3.12m x 1.57m)

Providing access to the first floor accommodation. Recessed cupboard with slatted shelving. Loft hatch.

BEDROOM ONE

15'1 x 14'11 max dimensions incl wardrobes (4.60m x 4.55m max dimensions incl wardrobes)

Suspended bay window with fitted blinds to the front elevation. Range of built-in wardrobes.

ENSUITE SHOWER ROOM

7'8 x 5'6 (2.34m x 1.68m)

Comprising an enclosed double shower with a sliding glass screen, wc and basin. Storage cabinet. Chrome towel rail/radiator. Obscured window to the side elevation.

BEDROOM TWO

11'1 x 10'8 (3.38m x 3.25m)

Window with fitted blind to the front elevation.

BEDROOM THREE

13'4 x 7'8 (4.06m x 2.34m)

Window with fitted blind to the rear elevation. Built-in wardrobe.

BEDROOM FOUR

10' x 7'9 (3.05m x 2.36m)

Window with fitted blind to the rear elevation.

FAMILY BATHROOM

6'8 x 6'5 (2.03m x 1.96m)

Comprising a bath with a shower system over and a glass screen, wc with a push button flush and a basin set into a cabinet providing storage. Chrome towel

rail/radiator. Wall-mounted cabinet with mirror. Waterproof paneling to the walls. Obscured window to the rear elevation.

OUTSIDE

To the front and partly to the side, there is a patterned concrete driveway providing plentiful off-road parking. A pathway continues through a timber gate to the rear garden. There is an outside tap. The rear garden has been landscaped with areas laid to composite decking and artificial grass. The garden is enclosed by timber fencing and there is also an outdoor covered garden building, which is substantially constructed, with a storage area behind. There is an outside shed.

COUNCIL TAX

Plymouth City Council

Council tax band E

SERVICES

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



Road Map



Hybrid Map



Terrain Map



Floor Plan

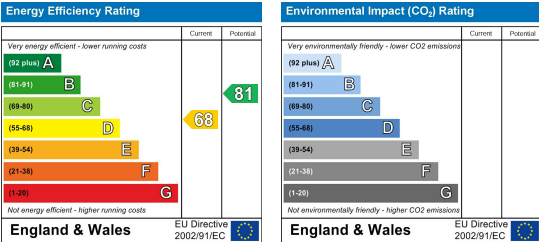


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Viewing

Please contact our Plymouth 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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