



116 Elburton Road

Elburton, Plymouth, PL9 8JB

£895,000



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SUMMARY

Beautifully-presented detached house offering substantial & comprehensive accommodation to include a 1 bedroom annexe with living room, kitchen & shower room. The property has plentiful off-road parking & a southerly-facing rear garden. The accommodation briefly comprises a large entrance hall, lounge with wood burner, separate formal dining room, open-plan kitchen/breakfast room with utility area, office, downstairs cloakroom/wc, lower ground floor bar/entertainment room with an adjacent cinema room & work shop. On the first floor a generous landing provides access to 5 bedrooms, family bathroom & 2 ensuite shower rooms. There is also a gym & garage. Double-glazing & central heating.

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL

15'6 x 12'1 (4.72m x 3.68m)

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Built-in shoe/coat cupboard. Open-plan area beneath the stairs. Polished tiles.

LOUNGE

22'5 x 13' (6.83m x 3.96m)

Dual aspect with a window to the side elevation and sliding double-glazed doors to the rear overlooking the garden. Chimney breast with wood burning stove set onto a slate hearth.

FORMAL DINING ROOM

17'7 x 13' (5.36m x 3.96m)

A spacious formal dining room which is dual aspect with windows to the front and side elevations. Fireplace with a polished stone surround and hearth.

KITCHEN/BREAKFAST ROOM & UTILITY AREA

20'10 x 14'8 (6.35m x 4.47m)

Comprehensive range of base and wall-mounted cabinets with matching fascias, complemented by granite work surfaces. Inset stainless-steel one-&-a-half bowl sink unit with mixer tap and hot tap. Built-in NEFF ovens. NEFF hob with a NEFF cooker hood above. Space for an American-style fridge-freezer. Breakfast bar. NEFF dishwasher. Continuation of the polished tiles. To the rear of the room, the utility area has a vaulted ceiling with skylights. Matching cabinets and granite work surfaces. Additional inset stainless-steel sink unit. Integral tumble dryer and washing machine. Partly-glazed door leading to outside. Separate doorway providing integral access to the annexe.

OFFICE

12'2 x 11'4 (3.71m x 3.45m)

Window to the front elevation. Doorway opening to the staircase descending to the bar/entertainment room.

DOWNSTAIRS CLOAKROOM/WC

4'9 x 4'8 (1.45m x 1.42m)

Comprising a wc and corner-style basin with a cabinet beneath. Wall-mounted chrome towel rail/radiator.

FIRST FLOOR LANDING

17'6 x 12'8 max dimensions (5.33m x 3.86m max dimensions)

Feature arch window to the front elevation. Doors providing access to the accommodation. Airing cupboard with slatted shelving and plumbed with a radiator. Loft hatch with pull-down ladder providing access to the boarded loft, which has lighting, power and a Velux-style skylight window to the rear elevation.

BEDROOM ONE

14'5 x 13'1 (wall-to-wall) (4.39m x 3.99m (wall-to-wall))

Window to the rear elevation overlooking the garden. Range of built-in wardrobes, cupboards and drawers. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM

8'6 x 4'10 (2.59m x 1.47m)

Comprising an enclosed shower with waterproof panelling to the walls, wc with a push-button flush and basin set into a cabinet providing storage and concealing the cistern. Mirror with integral lighting. Chrome towel rail/radiator with an additional electric supply. Electric under-floor heating. Tiled floor. Fully tiled walls. Obscured window with a fitted blind to the side elevation.

BEDROOM TWO

14'3 x 13'11 max dimensions (4.34m x 4.24m max dimensions)

Window to the front elevation. Recessed wardrobe with sliding mirrored doors. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM

8'7 x 3'2 (2.62m x 0.97m)

Comprising an enclosed tiled shower, wall-mounted basin with storage beneath and wc with a push-button flush. Mirror with integral lighting. Chrome towel rail/radiator with an additional electric supply. Obscured window to the side elevation.

BEDROOM THREE

12'11 x 12'5 incl wardrobe (3.94m x 3.78m incl wardrobe)

Dual aspect with windows to the rear and side elevations. Built-in wardrobe.

BEDROOM FOUR

13' x 9'7 (3.96m x 2.92m)

Window to the rear elevation. Built-in wardrobe.

BEDROOM FIVE

13' x 7'10 (3.96m x 2.39m)

Dual aspect with windows to the front and side elevations. Built-in wardrobe.

FAMILY BATHROOM

9'1 x 8'9 (2.77m x 2.67m)

Comprising a Jacuzzi-style bath with wall-mounted taps, separate shower, wc with a push-button flush and basin set into a cabinet providing storage and concealing the cistern. Chrome towel rail/radiator. Mirrored bathroom cabinet with integral lighting. Electric under-floor heating. Tiled floor. Fully-tiled walls. Obscured window to the side elevation.

BAR/ENTERTAINMENT ROOM

37'2 x 17'6 (11.33m x 5.33m)

A superb open-plan room with ample space for pool table, seating etc. Built-in bar with a polished granite stone top, cabinets and a glass-fronted fridge. Inset sink unit. Dual aspect with high-level windows to the front and side elevations. Doorway leading to outside. Doors providing access to the workshop and cinema room.

Tel: 01752 401128

CINEMA ROOM

14'8 x 13'1 (4.47m x 3.99m)

Doorway opening into a wc, which is fitted with a Saniflo cistern and a small square basin with a tiled splash-back and a cupboard beneath.

WORKSHOP

22'4 x 13' (6.81m x 3.96m)

Work bench. Power and lighting. Wall-mounted Vaillant gas boiler. Large unvented hot water cylinder.

ANNEXE

KITCHEN

11'9 x 6'5 (3.58m x 1.96m)

Range of base and wall-mounted cabinets with matching fascias, work surfaces and glass splash-backs. Single drainer sink unit. Built-in oven and hob with a stainless-steel extractor above. Space for fridge. Space for washing machine. Polished floor tiles continuing through from the kitchen/ breakfast room in the main house. Window overlooking the rear garden. Glazed door opening into an open-plan lobby.

OPEN-PLAN LOBBY

8' x 5' (2.44m x 1.52m)

Window with a fitted blind to the side elevation overlooking the garden. Access through into the living room. Separate door opening into the shower room.

LIVING ROOM

13'6 x 11'9 (4.11m x 3.58m)

Window with a fitted blind to the side elevation overlooking the garden. Doorway leading to outside. Separate door opening into the bedroom.

BEDROOM

13'6 x 10'11 (4.11m x 3.33m)

Window with a fitted blind to the side elevation overlooking the garden.

SHOWER ROOM

8'3 x 7'6 (2.51m x 2.29m)

Comprising a shower and a wc and basin set into a cabinet providing storage and concealing the cistern. Chrome towel rail/radiator with an additional electric supply. Wall-mounted mirror with integral lighting. Electric under-floor heating. Powered skylight. Doorway opening into the gym.

GYM

11'9 x 7'1 (3.58m x 2.16m)

Cupboard housing consumer unit. Rubber floor tiles. Powered skylight. Doorway providing integral access into the garage.

GARAGE

31'5 x 9'3 (9.58m x 2.82m)

Motorised roller door to the front elevation. Power and lighting. Storage cabinets. Stainless-steel single drainer sink unit. Over-head storage shelf.

MASONRY STORE

10'6 x 8'10 (3.20m x 2.69m)

Situated behind the annexe with a window and partly-glazed door. Floor-mounted cabinets. Power and lighting.

OUTSIDE

To the front elevation a tarmac driveway provides plentiful off-road parking and turning around a central circular shrub and flower bed featuring a magnificent magnolia tree retained by brickwork. A yard area provides a useful storage space for logs etc. An external pathway runs around the side of the house through a timber gate accessing the rear garden. Porcelain stone steps provide access to the main front door. The southerly-facing rear garden has been landscaped with areas laid to lawn with bordering shrub and flower beds, natural stone paving and decking. There is a lean-to area currently providing protection to the hot tub, which is available under separate negotiation. There is also an area laid to chippings with a washing line. Outside lighting. Outside tap.

COUNCIL TAX

Plymouth City Council

Council tax band F



Road Map



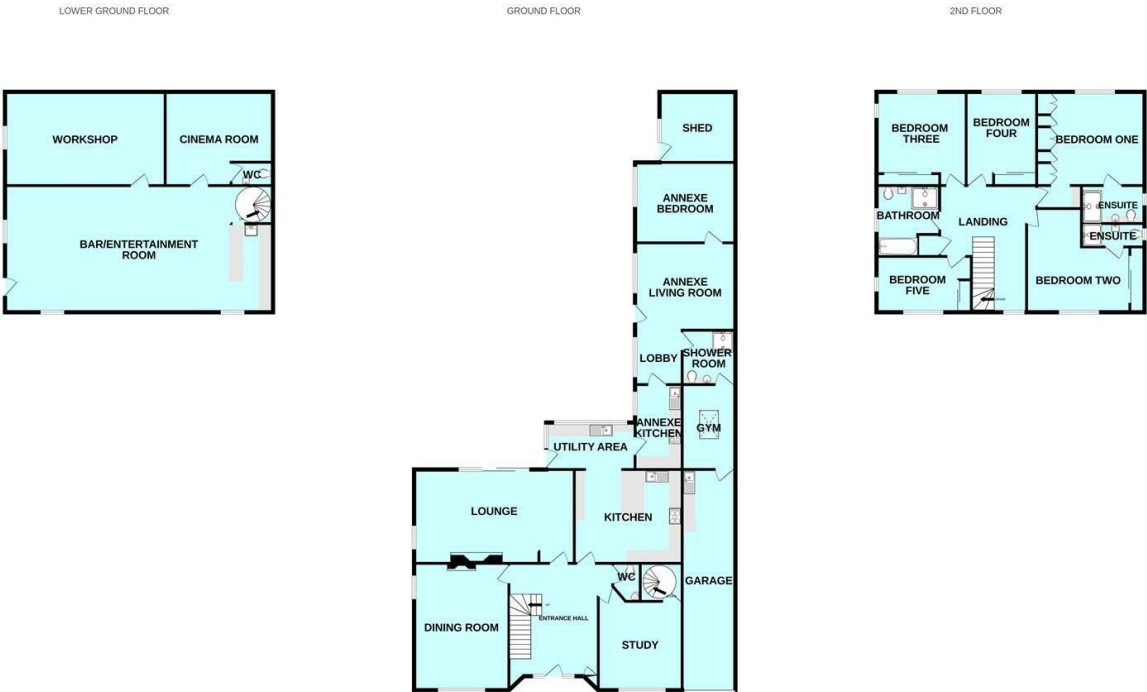
Hybrid Map



Terrain Map



Floor Plan

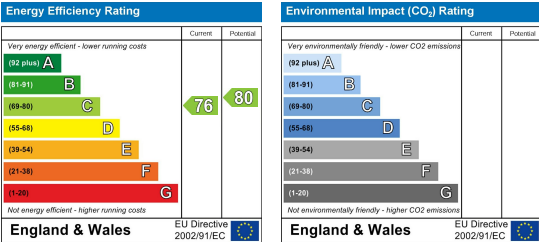


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Viewing

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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