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21 ELM GROVE, PLYMPTON

PLYMOUTH, PL7 2BW

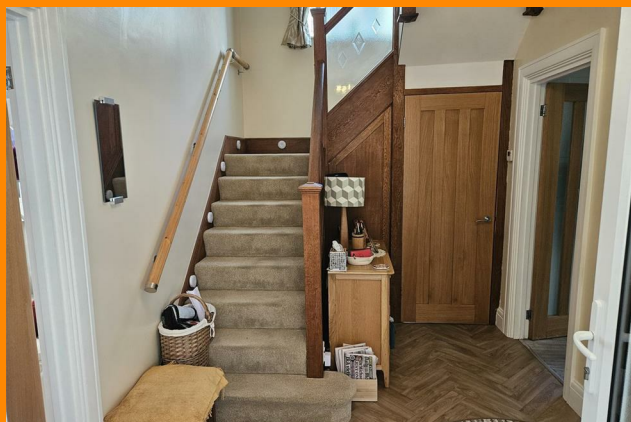
OIEO £400,000
FREEHOLD

A very well maintained and presented detached 1930's house located a short stroll from the Ridgway in Plympton. The house comprises of lounge, dining room, office/garden room, modern fitted kitchen with integrated appliances, utility, 3 bedrooms (master ensuite), family bathroom and downstairs cloakroom. The property benefits from having gas central heating, double glazing, off road parking, garage, workshop and a wonderful rear garden and patio. A viewing is highly recommended.



21 ELM GROVE

- Detached 1930's Property
- Close to the Ridgeway
- 3 Bedrooms (Master Ensuite)
- Beautiful Gardens, Garage and Driveway
- Gas C/H, uPVC DG



Covered Porch:

uPVC framed double glazed door into:

Entrance Hallway:

Generous hallway staircase rising to the first floor with cupboard below. Doors off to:

Cloakroom:

Low level WC, wash hand basin and window to the side.

Lounge: 4.99m x 3.65m (16'4" x 11'11")

Feature fire surround, radiator, bay window to the front and further window to the side.

Dining Room: 4.56m x 3.21m (14'11" x 10'6")

Built in bookshelf with storage below, radiator and window to the side. Double glazed doors and window to the:

Office/Garden Room: 3.1m x 2.27m (10'2" x 7'5")

uPVC framed window and the door to the rear.

Kitchen: 4.52m x 2.1m (14'9" x 6'10")

Modern range of base and wall mounted units with granite effect roll edge work surfaces over and matching upstands and fitted bowl and a half single drainer sink unit. Integrated appliances including single oven with matching combi microwave above, induction hob and extractor, dishwasher and fridge. Window to the side and opening into:

Utility Room: 2.1m x 2.15 (6'10" x 7'0")

Base units with work surface over. Single bowl single drainer sink unit, space for washing machine and freezer. Window to the rear, door to the side.

Landing:

Deep bayed window to the side, storage cupboard and doors off to:

Bedroom 1: 4.56m x 3.21m (14'11" x 10'6")

Range of fitted bedroom furniture, radiator, window to the side and further to the rear with views towards Lee Moor. Door to:

Ensuite:

Modern white suite comprising of walk in shower with rainfall style shower fitted, low level wc, bidet and pedestal wash hand basin. Chrome towel radiator (also electric with timer), extractor fan, fan heater, tiled walls and window to the rear.

Bedroom 2: 3.87m x 3.65m (12'8" x 11'11")

(to wardrobe fronts). Sliding doors providing hanging space behind. Radiator and window to the front elevation.

Bedroom 3: 2.44m x 2.41m (8'0" x 7'10")

Window to the side elevation, radiator.

Bathroom:

Modern white suite comprising shortened 'shower bath' with glazed screen and electric shower over. Low level wc, pedestal wash hand basin and chrome towel radiator(also electric with timer). Tiled walls, extractor fan and window to the side elevation.

Garage: 5.2m x 2.5m (17'0" x 8'2")

Metal hinged doors, power and light. Door into:

Workshop Area: 2.4m x 2m (7'10" x 6'6")

Door onto the patio.

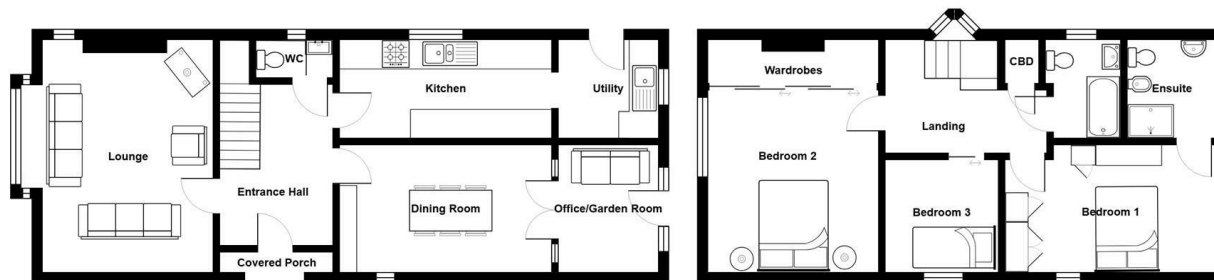
Outside Front:

To the front of the property is a block paved parking area and driveway leading to the main entrance and the garage. The area provides off road parking for 3 vehicles. Additionally, there is the opportunity to obtain a permit to park in the road.

Outside side and rear:

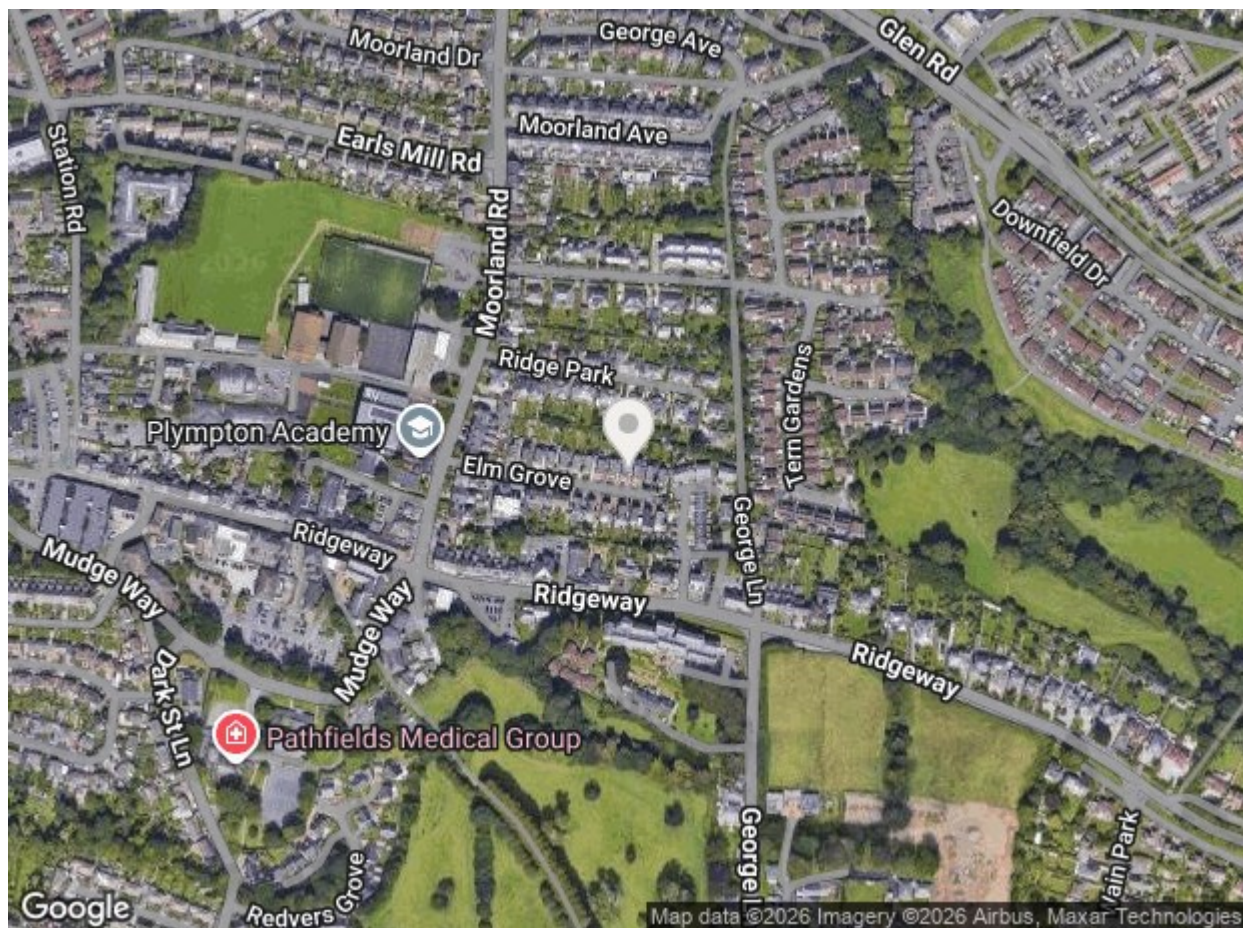
Access down the side of the house to the rear where there is a level patio with glass and stainless balustrade. Steps lead down to the garden. The majority of the garden is lawned with planting to one side and a path to the other. The rear of the garden there are planted areas with a variety of plants shrubs and flowers. There is a large apple tree to the middle.

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Total Area: 121.7 m² ... 1310 ft²





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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