



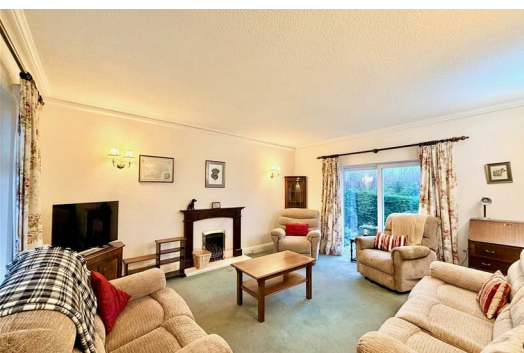
## 1 Coltness Road

Elburton, Plymouth, PL9 8HA

**Price Guide £500,000**



A rare opportunity to acquire this 1930s detached family home set in large gardens with far-reaching views. Many character features and accommodation comprising conservatory, entrance hall, sitting room, dining room, study with annexe potential, kitchen/breakfast room, downstairs cloakroom/wc, 4 bedrooms, bathroom & separate wc. Long garage. Double-glazing & gas central heating. No onward chain.





COLTNESS ROAD, ELBURTON, PLYMOUTH PL9 8HA Accommodation (Accommodation)

Front door opens into the conservatory.

CONSERVATORY 13'10" x 7'4" (4.22 x 2.24)

Quarry-tiled floor. Double-glazed windows to the front elevation. Pitched glazed roof. Original door, with stained leaded glass, opening to the entrance hall. A separate door opens into the study.

ENTRANCE HALL 10'8" x 7'5" (3.25 x 2.26)

Provides access to the accommodation. Coved ceiling. Picture rail. Staircase with a cupboard beneath ascends to the first floor. Original doors provide access to the accommodation.

SITTING ROOM 16'2" x 13'11" (4.93 x 4.24)

Dual aspect room with original timber single-glazed window to the front elevation with leaded stained glass looking into the conservatory. To the rear there are sliding uPVC double-glazed patio doors which overlook the garden and provide far-reaching views beyond. Fireplace with a polished marble inset and hearth, mahogany surround and fitted gas fire. Coved ceiling.

DINING ROOM 14'10" x 13'11" (4.52 x 4.24)

A spacious formal dining room with a double-glazed window to the front and side elevations. Coved ceiling. Serving hatch through to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 25'2" x 11'11" (7.67 x 3.63)

A spacious open plan room with 2 uPVC double-glazed windows to the rear overlooking the garden. Ample space for breakfast table and chairs. The kitchen is fitted with a range of matching base and wall-mounted cabinets with solid oak fascias, work surfaces and tiled splash-backs. Built-in Neff dual oven and grill. Separate inset hob, microwave and stainless-steel one-&a-half bowl single-drainer sink unit. Space and plumbing for dishwasher. Space for free-standing fridge/freezer. Tiled floor. Obscured double-glazed door providing integral access to the garage. Double doors opening into a utility cupboard which has space and plumbing for a washing machine and space for a further free-standing appliance. Shelf. Matching tiled floor.

STUDY 19'0" x 9'5" (5.79 x 2.87)

A spacious dual aspect reception room with potential to be used as an annexe. 2 uPVC double-glazed windows and fitted vertical blinds. Vaulted ceiling with inset spotlighting. Doorway opens into a utility area.

UTILITY AREA 9'9" x 5'4" (2.97 x 1.63)

Stainless-steel single-drainer sink unit with storage cupboard beneath. Loft hatch. Double-glazed window overlooking the garden and beyond. A doorway opens into the wc which has a white low-level flush system.

CLOAKROOM/WC

Fitted with a wc and matching wall-mounted basin with a tiled splash-back. uPVC obscured double-glazed window to the front elevation.

FIRST FLOOR LANDING 16'1" x 8'6" (4.90 x 2.59)

Provides a spacious approach to the first floor accommodation. Picture rail. Double-glazed windows to 2 elevations.

BEDROOM ONE 16'2" x 12'10" (4.93 x 3.91)

A dual aspect room with a double-glazed window to the front elevation and a uPVC double-glazed window to the rear which provides fabulous views over the surrounding area towards Dartmoor. The room is comprehensively-fitted with a range of built-in furniture including wardrobes, cupboards, dressing table, bedside cabinets and vanity basin with inset lighting above. Fitted fully-tiled shower cubicle with an electric shower system.

BEDROOM TWO 13'6" x 12'5" (4.11 x 3.78)

Double-glazed window to the front elevation. Picture rail. Range of built-in wardrobes and drawer units, dressing table and basin with tiled surround, mirror, light and shaver point.

BEDROOM THREE 10'7" x 8'6" (3.23 x 2.59)

uPVC double-glazed window to the side elevation with fabulous views towards Dartmoor. Large attic hatch with a pull-down ladder.

BEDROOM FOUR 10'8" x 7'8" (3.25 x 2.34)

uPVC double-glazed window to the rear elevation with views. Picture rail.

BATHROOM 10'6" x 5'9" (3.20 x 1.75)

A period suite in green featuring bath with large square basin and matching splash-back. Over the bath is a Mira shower system, shower rail and curtain. Medicine cabinet. Period tiling to the walls. uPVC obscured double-glazed window to the rear elevation.

SEPARATE WC

Featuring a matching low-level flush system. Period tiling. Obscured double-glazed window to the side elevation.

LOFT

The loft is boarded with lighting and provides a useful storage area.

GARAGE 38'0" x 9'4" maximum (11.58 x 2.84 maximum)

A tandem-length double garage with an up-and-over door to the front elevation. uPVC double-glazed windows to either side. Obscured double-glazed door leading to the rear garden. Pitched roof. Power and lighting. Mains water.

CELLAR

A useful sub-floor storage area with lighting.

OUTSIDE

The house is approached by both a driveway and a separate pedestrian entrance with wrought iron gates. The driveway runs along the front elevation and is laid to natural stone paving with a variety of well-stocked shrub beds to the front and side elevations, together with a mature copper beech tree. Outside lighting. A generous pathway leads around the side of house accessing the rear. The rear garden is extensive and has a beautiful view towards Dartmoor. The gardens are laid to lawn, bordered by paving, shrub and flower beds. Good-quality timber shed and a greenhouse. Patio areas and pond. Outside lighting.

COUNCIL TAX

Plymouth City Council  
Council tax band F

SERVICES

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

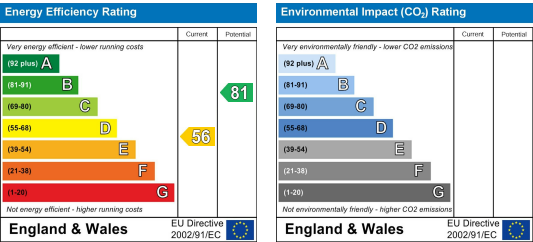
Area Map



Floor Plans



Energy Efficiency Graph



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