Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

7 Springfield Close

Elburton, Plymouth, PL9 8QD

£425,000

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A superbly presented detached bungalow within this highly regarded location in Elburton. The accommodation briefly comprises an entrance hall, lounge with bay window, separate dining room, kitchen/breakfast room, 2 double bedrooms & bathroom. Externally a brick paved driveway provides access to a generous garage. Landscaped gardens enjoy a south westerly aspect. uPVC double-glazing & gas central heating.

SPRINGFIELD CLOSE, ELBURTON, PLYMOUTH, PL9 8QD

ACCOMMODATION
Front door opening into the entrance hall.

ENTRANCE HALL 16'5 x 4'7 (5.00m x 1.40m)
Providing access to the accommodation. Cupboard with shelving housing the consumer unit & electric meter. Large hatch with fold-down ladder to boarded loft with power, lighting and power point and housing the gas boiler.

LOUNGE 19'5 x 16' into the bay (5.92m x 4.88m into the bay)
5-sided bay window to the side elevation with fitted blinds. Chimney breast featuring a wood-burning stove set onto a slate hearth. Doorway opening to the dining room. Inset spotlighting.

DINING ROOM 14'7 x 9' (4.45m x 2.74m)
Dual aspect with a window to the rear with fitted blind overlooking the garden. French doors to the side opening onto the patio. Separate access is provided into the kitchen/breakfast room. Inset spotlighting.

KITCHEN/BREAKFAST ROOM 17' 10'4 (5.18m 3.15m)
Fitted with a range of base & wall-mounted cabinets, featuring an island. Hardwood work surfaces with inset stainless steel one-&-a-half bowl sink unit & a worktop-mounted mixer tap. 2 integral ovens. Integral dishwasher and washing machine. Space for a free-standing fridge/freezer. Within the island is an induction hob, breakfast bar spot & pendant lighting. Window to the side elevation with fitted blind. A further doorway intercommunicates with the entrance hall.

BEDROOM ONE 11' x 10'11 (3.35m x 3.33m)
Window to the front elevation with a fitted blind. Spotlighting.

BEDROOM TWO 11' x 10'6 (3.35m x 3.20m)
Window to the front elevation with a fitted blind. Spotlighting. Built-in wardrobe with sliding mirrored doors & shelving.

BATHROOM 7'7 x 5'5 (2.31m x 1.65m)
Comprising a bath with a fixed showerhead & additional rinsing attachment over and glass shower screen, wc and wash handbasin set into a cabinet providing storage & concealing the cistern with push-button flush. Wall-mounted towel rail/radiator. Fully-tiled walls. Spotlighting. Obscured window to the side elevation. Wall-mounted mirror.

GARAGE 17'1 x 12'1 (5.21m x 3.68m)
Up-&-over door to the front elevation. Window to the side elevation. Power and lighting.

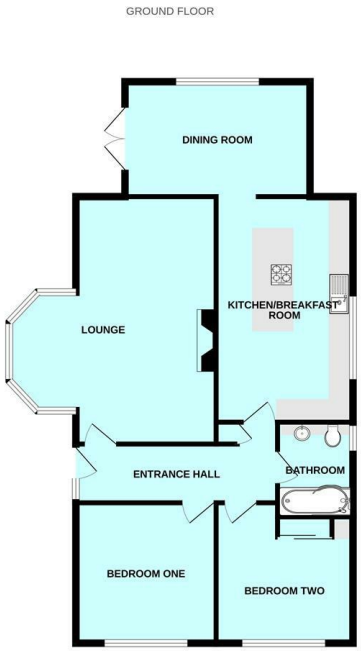
OUTSIDE
To the front a brick paved driveway provides off-road parking and access to the garage. Additional brick-paved hardstand. Natural stone paving which runs around both side elevations. Attractive entrance area laid with natural stone paving and an outside light. Timber gateway opening to the rear garden. The rear garden enjoys a south-westerly aspect and features a large, natural, stone-paved patio. Beyond the garden is laid to lawn with shrubs. Outside tap.

COUNCIL TAX
Plymouth City Council
Council Tax Band: D

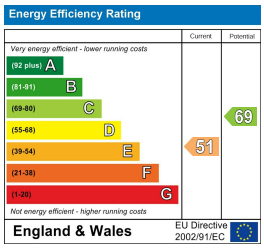
SERVICES PLYMOUTH
The property is connected to all the mains services: gas, electricity, water and drainage.

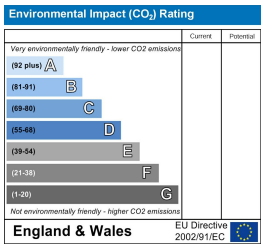
Area Map

Floor Plans



Energy Efficiency Graph





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