



## 6 Henry Avent Gardens

Elburton, Plymouth, PL9 8GQ

Offers Over £300,000



Lovely modern semi-detached property located in Elburton offering good-sized accommodation comprising a lounge leading out to a southerly-facing rear garden, modern fitted kitchen/dining room with built-in appliances, downstairs cloakroom/wc, 3 bedrooms, master ensuite & family bathroom. 2 allocated parking spaces to the front of the property. Double-glazing & gas central heating.



## HENRY AVENT GARDENS, ELBURTON, PL9 8GQ

### ACCOMMODATION

Access to the property is gained via the covered entrance and the part double-glazed entrance door leading into the entrance hall.

### ENTRANCE HALL 15'1" x 7'6" (4.62m x 2.29m)

Providing access to the accommodation. Stairs rising to the first floor accommodation. Laminate floor.

### LOUNGE 17'4" x 10'1" (5.30m x 3.09m)

A lovely main living area which is dual aspect with double-glazed windows to the side and rear elevations. Double doors leading to the rear decking and garden. Laminate floor.

### KITCHEN/DINING ROOM 15'1" x 9'6" (4.61m x 2.90m)

Lovely modern fitted kitchen/dining room with a range of high gloss matching eye-level and base units with work surfaces and matching up-stands. Inset stainless steel one-&-a-half bowl single drainer sink unit with mixer tap. Built-in appliances including 4-ring gas hob with extractor hood above, electric double oven and grill, integrated fridge and freezer, built-in washing machine and built-in dishwasher. Cupboard concealing the gas boiler. Double-glazed window to the front elevation. Obscured uPVC part double-glazed door to the side elevation leading to the covered side area.

### DOWNSTAIRS CLOAKROOM/WC 6'3" x 3'3" (1.91 x 1)

Fitted with a low level wc and sink unit with mixer tap. Obscured double-glazed window to the front elevation.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch with a folding loft ladder leading to a partially-boarded loft area. Built-in storage cupboard over the stairs. Additional built-in airing cupboard with slatted shelving.

### BEDROOM ONE 10'4" x 9'8" (3.15m x 2.97m)

Double-glazed window to the front elevation. Doorway leading to the ensuite shower room.

### ENSUITE SHOWER ROOM 6'7" x 4'7" (2.03m x 1.40m)

White modern suite comprising a good-sized walk-in shower cubicle with tiled area surround and shower unit with spray attachment, sink unit with a mixer tap and a low level toilet. Vertical towel rail/radiator. Partly-tiled walls. Obscured double-glazed window to the side elevation.

### BEDROOM TWO 10'8" x 9'7" (3.26m x 2.94m)

Double-glazed windows to the side and rear elevations.

### BEDROOM THREE 9'0" x 7'5" (2.75m x 2.27m)

Double-glazed window to the rear elevation.

### FAMILY BATHROOM 6'8" x 6'4" (2.04m x 1.94m)

White modern suite comprising a panel bath with twin hand grips, tiled area surround, shower screen, mixer tap and a shower unit with a spray attachment over, sink unit with a mixer tap and a low level toilet. Built-in extractor. Partly-tiled walls. Obscured double-glazed window to the front elevation.

### OUTSIDE

At the front of the property are the 2 allocated parking spaces. A side gate leads to a very useful covered area and a pathway leading down to a second gate leading through to the rear garden. The rear garden offers a southerly aspect and is enclosed by timber fencing. There is a composite decked area adjacent to the rear of the property with an electric awning providing lovely shade above the decking area. Beyond the decking is a lawned and planted section of garden with attractive planted borders and a pathway leading to the timber shed and the raised planted bank at the end of the garden.

### COUNCIL TAX

Plymouth City Council  
Council tax band D

### SERVICES

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

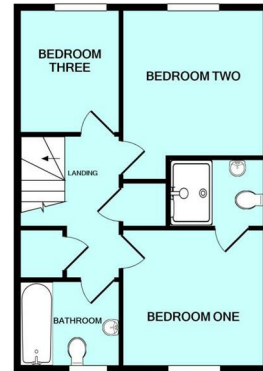
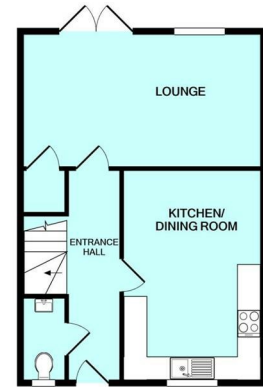
### AGENT'S NOTE

There is an annual service charge of £126.24.

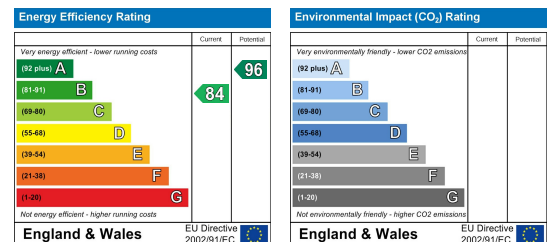
## Area Map



## Floor Plans



## Energy Efficiency Graph



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