



**Victoria Bolt**  
estate agents POWERED BY **exp** UK

# Nettlehayes, Elburton

Guide Price £600,000

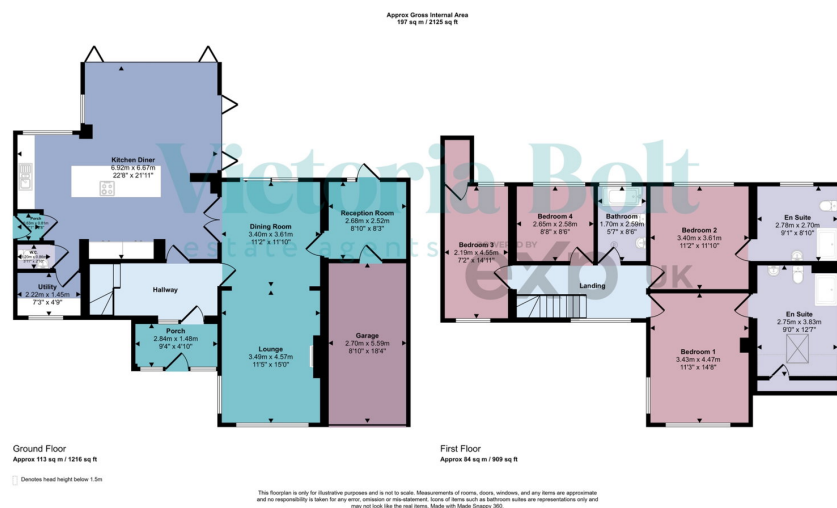
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- Four-bedroom detached family home
- Extended kitchen/family room completed in 2014
- Bifold doors opening onto a balcony with glass balustrades
- Feature woodburner in the lounge
- Family bathroom replaced in 2024 and principal ensuite updated in 2025
- Sought-after Elburton location
- Modern kitchen with integrated appliances
- Three versatile reception rooms
- Two ensuite shower rooms
- Garage, driveway parking and enclosed garden with excellent outdoor entertaining space



Situated in the highly sought-after area of Elburton, this spacious four-bedroom detached home has been extended and improved to create a fantastic family property. The standout kitchen/family room, extended in 2014, is undoubtedly the heart of the home, featuring integrated appliances and bifold doors opening onto a balcony overlooking the garden. With three versatile reception rooms, four bedrooms, two ensuites, a recently updated family bathroom and principal ensuite, this home offers flexible accommodation for modern family living. Further benefits include a garage, driveway parking and a generous garden, all within easy reach of excellent schools, amenities and transport links.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		