



## 17 Nettlehayes

Elburton, Plymouth, PL9 8BX

£525,000



# 17 Nettlehayes

Elburton, Plymouth, PL9 8BX

£525,000



## NETTLEHAYES, ELBURTON, PL9 8BX

### ACCOMMODATION

Front door opening into the entrance hall.

### SUMMARY

Superbly-positioned older-style detached house in tucked-away enclave within this highly regarded location within Elburton, off Sherford Road. The accommodation comprises an entrance & inner hallway, downstairs cloakroom/wc, lounge with wood burner, separate dining room, conservatory & kitchen/breakfast room. On the first floor a landing provides access to 4 bedrooms, including a master with a dressing area and an ensuite shower room plus French doors with Juliette balcony providing fantastic far-reaching views, plus a family bathroom. There are gardens to the front & rear together with parking, garage and a separate utility. Double-glazing & central heating.

### ENTRANCE HALL

Recessed cloak cupboard. Doorway to the downstairs cloakroom/wc. Further doorway opening into the inner hallway.

### DOWNSTAIRS CLOAKROOM/WC

7'8 x 3'11 (2.34m x 1.19m)

Fitted with a wc and a basin with a cupboard beneath. Chrome towel rail/radiator. Wall-mounted mirror with a glass shelf beneath. Over-head consumer unit. Obscured window with a fitted blind to the front elevation.

### INNER HALLWAY

14'9 x 6'9 (4.50m x 2.06m)

Providing access to the accommodation. Stairs ascending to the first floor. Under-stairs cupboard.

### LOUNGE

18'1 x 11'3 (5.51m x 3.43m)

A dual aspect room with windows to the front and side elevations. Chimney breast with wood burner set onto a slate hearth. Open-plan access through into the dining room.

### DINING ROOM

11'4 x 8'10 (3.45m x 2.69m)

Window to the side elevation. Sliding double-glazed doors opening into the conservatory. Doorway opening into the kitchen/breakfast room.

### CONSERVATORY

9'11 x 7'11 (3.02m x 2.41m)

Constructed in uPVC double-glazing beneath a pitched double-glazed roof. French doors leading to outside. Views over the garden.

### KITCHEN/BREAKFAST ROOM

14'10 x 8'10 (4.52m x 2.69m)

Range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Breakfast bar. Inset stainless-steel one-&-a-half bowl single drainer sink unit. Inset stainless-steel 4-burner gas hob with a splash-back and cooker hood over. Built-in double oven and grill. Integral dishwasher. Space for free-standing fridge-freezer. Inset ceiling spotlights. Doorway leading to outside.

### FIRST FLOOR LANDING

14'9 x 6'2 (4.50m x 1.88m)

Providing access to the first floor accommodation. Feature hard wood and glass balustrade. Loft hatch.

### BEDROOM ONE

18'2 maximum x 11'9 (5.54m maximum x 3.58m)

Comprising an entrance lobby with a cupboard featuring an obscured window to the front elevation. A further doorway opens into the main bedroom area, which is dual aspect with a window to the side elevation and French doors opening onto a glass and stainless-steel Juliette balcony providing stunning views. Doorway opening into the dressing room.

### DRESSING AREA

8'2 x 5'1 (2.49m x 1.55m)

Providing access to the ensuite shower room. Recessed wardrobes and cupboards.

### ENSUITE SHOWER ROOM

8'2 x 5'9 (2.49m x 1.75m)

Comprising a large walk-in shower with a glass screen and a built-in shower system, twin basins with storage and wc. Twin mirrored bathroom cabinets. Chrome towel rail/radiator. Tiled floor. Fully-tiled walls. Inset ceiling spotlights. Obscured window to the front elevation.

### BEDROOM TWO

14'10 x 11'2 (4.52m x 3.40m)

Dual aspect with windows to the front and side elevations. Range of built-in wardrobes with mirrored doors. Further built-in cupboard with slatted shelving.

### BEDROOM THREE

12'0 x 11'3 (3.66m x 3.43m)

Dual aspect with windows to the rear and side elevations. There are lovely views from the rear. Built-in wardrobes.

### BEDROOM FOUR

8'10 x 8'7 (2.69m x 2.62m)

Window to the rear elevation with lovely views. Range of cabinets and work surfaces. This room is currently used as a secondary kitchen but can easily revert to a bedroom.

### FAMILY BATHROOM

8'10 x 5'9 (2.69m x 1.75m)

Comprising a bath, separate tiled shower, wc and pedestal basin. Chrome towel rail/radiator. Mirrored cabinet. Partly-tiled walls. Inset ceiling spotlights. Obscured window to the rear elevation.

### UTILITY ROOM

11'11 x 8'4 (3.63m x 2.54m)

A generous utility room situated behind the garage. Base and wall-mounted cabinets with work surfaces. Inset stainless-steel one-&-a-half bowl sink unit. Ample space for appliances. Further built-in cupboard housing the hot water cylinder. Tiled floor. Doorway leading to the garage.

### GARAGE

21'0 x 12'0 (6.40m x 3.66m)

Remote roller door to the front elevation. Rear access. Storage cupboards. Shelving. Power and lighting.

### OUTSIDE

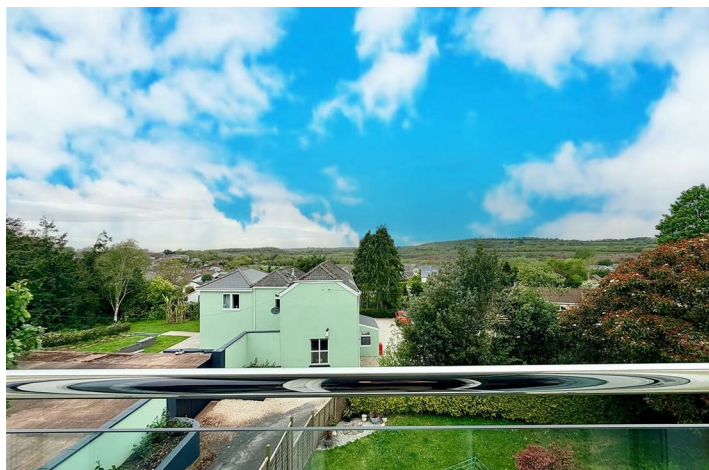
To the front, there is a generous parking area for 3 cars side by side, access to the garage and access to the main front door. There is also an area laid to shrubs with a further paved hardstand, which could be used for additional parking. A pathway and timber gate lead around the side accessing the rear garden. Outside lighting. The rear garden is laid to lawn together with mature shrubs. Built against the rear of the property is a superb composite decked area with a composite balustrade. A glazed canopy provides covered access from the house to the utility room and there is access to storage beneath the decking area. There is also a log store, greenhouse, timber shed, outside tap and outside power points.

### COUNCIL TAX

Plymouth City Council  
Council tax band F

### AGENT'S NOTE

Private drainage.



## Road Map



## Hybrid Map

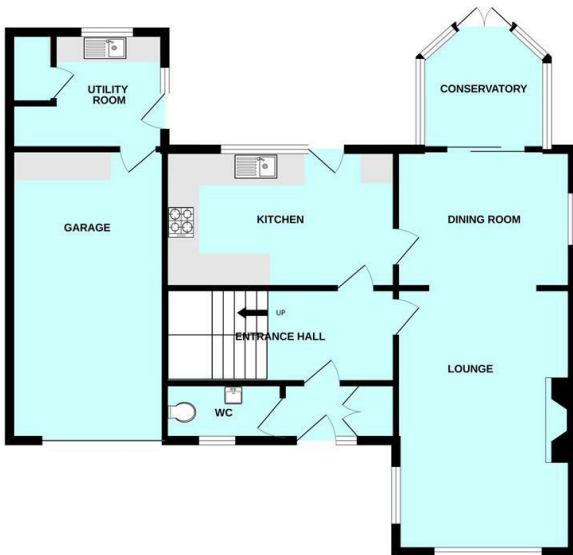


## Terrain Map

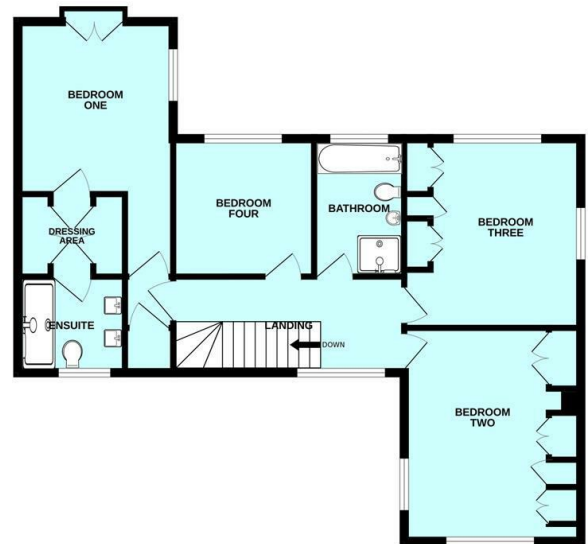


## Floor Plan

GROUND FLOOR



1ST FLOOR

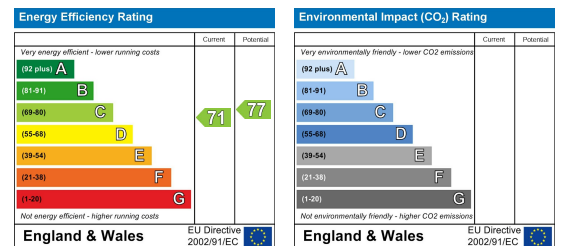


Made with Metropix ©2026

## Viewing

Please contact our Plymouth Office on 01752 401128 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.