Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

9 Hazelwood Crescent

Elburton, Plymouth, PL9 8BL

£400,000

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Superbly-positioned detached dormer bungalow situated at the head of this highly sought-after cul-de-sac on a generous plot with gardens to the front, side and rear elevations together with a driveway & garage. The property is being sold with no onward chain and has double-glazing & gas central heating. The accommodation briefly comprises an entrance hall, living room, kitchen/dining room, bathroom, separate wc & 2 ground floor bedrooms plus a first floor landing and 2 first floor bedrooms.

HAZELWOOD CRESCENT, ELBURTON, PL9 8BL

ACCOMMODATION
Covered entrance with a front door leading into the entrance hall.

ENTRANCE HALL 12'2 x 6'6 (3.71m x 1.98m)
Providing access to the ground floor accommodation. 2 built-in cupboards with shelving. Stairs rising to the first floor. Laminate flooring.

LIVING ROOM 20'8 x 12'4 (6.30m x 3.76m)
A generous reception room with windows overlooking the garden and French doors leading to outside. 2 feature circular stained glass windows to the side elevation. Wall-mounted electric fireplace.

KITCHEN/DINING ROOM 12'10 x 10'9 (3.91m x 3.28m)
Range of matching base and wall-mounted cabinets with work surfaces and tiled splash-backs. Stainless-steel single drainer sink unit. Free-standing cooker with a cooker hood above. Space for dishwasher. Space for dining table and chairs. Laminate flooring. Window to the rear elevation overlooking the garden. Doorway to the side elevation opening into the utility room.

UTILITY ROOM 7'5 x 7'1 (2.26m x 2.16m)
Space for free-standing appliances. Plumbing for washing machine. Wall-mounted Ideal gas boiler. Window to the front elevation. Partly-glazed door to the rear. Integral access to the garage.

BEDROOM TWO 16' x 11'9 (4.88m x 3.58m)
Built-in wardrobes. Recessed cupboard.

BEDROOM FOUR 9'10 x 8'8 (3.00m x 2.64m)
Window with fitted blind to the front elevation.

BATHROOM 5'7 x 5'2 (1.70m x 1.57m)
Comprising a bath with an electric shower system over and a pedestal basin. Chrome towel rail/radiator. Wall-mounted fan heater. Partly-tiled walls. Obscured window to the side elevation.

SEPARATE WC
Fitted with a wc with a tiled surround. Obscured window to the side elevation.

FIRST FLOOR LANDING
Providing access to the first floor accommodation. Loft hatch. Window to the rear elevation.

BEDROOM ONE 15'5 x 12'5 (4.70m x 3.78m)
2 windows to the side elevation providing lovely views towards the surrounding countryside. Eaves cupboard. 2 built-in wardrobes.

BEDROOM THREE 12'5 x 11'2 (3.78m x 3.40m)
Window to the side elevation with lovely countryside views. Eaves cupboard to the front and rear. Small wardrobe. Recessed drawer unit.

GARAGE 20'4 x 8'5 (6.20m x 2.57m)
Up-&-over style door to the front elevation. Window to the side elevation. Integral access.

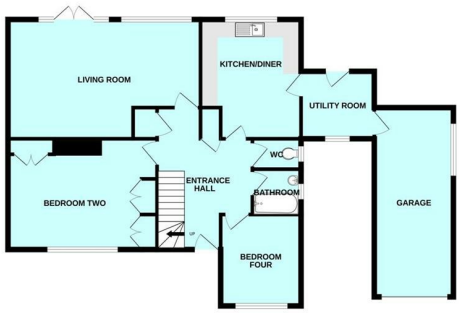
OUTSIDE
The property is approached via a driveway providing off-road parking and access to the main front entrance and garage. To the front there are gardens laid to shrubs, together with an area to the side laid to lawn and a lean-to style greenhouse, which is in need of repair. A side pathway leads through a timber gate providing external access into the rear garden. The rear garden is laid to lawn together with patio areas laid to slabs and decking. Outside tap and 2 integral sheds to the rear of the garage.

COUNCIL TAX
Plymouth City Council
Council tax band E

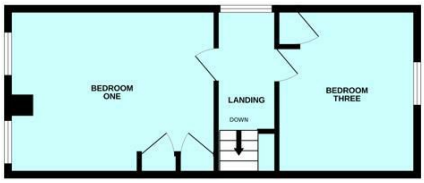
Area Map

Floor Plans

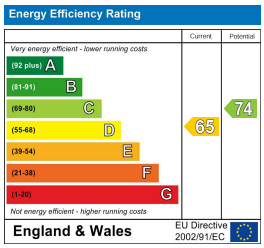
GROUND FLOOR

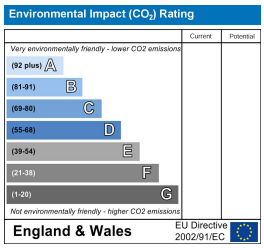


1ST FLOOR



Energy Efficiency Graph





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