



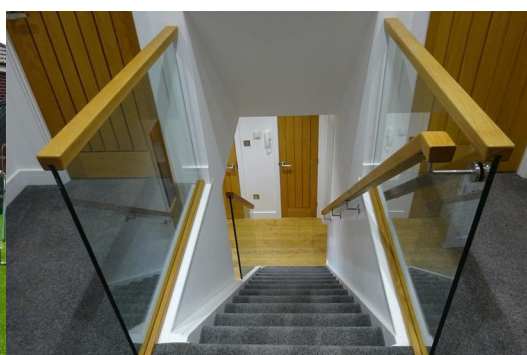
## 47 Candish Drive

Elburton, Plymouth, PL9 8DB

**£1,750 Per Calendar Month**



Available from January 2024 is this contemporary detached family home with a generous living area, kitchen/breakfast room, downstairs wc, 4 bedrooms, master ensuite & family bathroom. Impressive lifestyle garden with hot tub, swimming pool and bar. Ample off-road parking. Double-sized garage.



## 47 CANDISH DRIVE, ELBURTON, PLYMOUTH PL9 8DB

### ACCOMMODATION

Obscured, glazed door leading into the entrance hall.

### ENTRANCE HALL

Wood flooring which extends into the downstairs toilet. Stairs rising to the first floor accommodation. Doors leading into the lounge and kitchen/breakfast room. Window to the front. Built-in cloak cupboard. Entry phone system.

### DOWNSTAIRS WC 6'5" x 2'6" (1.97 x 0.78)

Fitted with a low-level toilet and pedestal wash handbasin with mixer tap. Obscured double-glazed window to the front.

### KITCHEN/BREAKFAST ROOM 15'0" x 10'11" (4.59 x 3.35)

Double-glazed window to the rear. Part-glazed door leading to the rear garden. Further door leading into the dining area. Series of contemporary high-gloss matching grey eye-level and base units with granite worktops and inset sink unit. Free-standing range cooker. Built-in appliances including refrigerator and freezer, dishwasher and washing machine. Central island/breakfast bar. Under-floor heating.

### LOUNGE 16'4" x 13'5" (4.98 x 4.10)

Double-glazed windows to the front and side elevation. Wooden floor which extends into the dining area.

### DINING AREA 11'0" x 9'8" (3.36 x 2.96)

Double-glazed sliding patio doors leading out onto the rear garden.

### FIRST FLOOR LANDING

Loft hatch. Built-in cupboard housing the hot water cylinder.

### BEDROOM ONE 11'6" x 9'2" (3.52 x 2.80)

Double-glazed window to the front. 2 built-in recessed wardrobes. Door leading into the ensuite shower room.

### ENSUITE SHOWER ROOM 6'5" x 5'9" excl shower cubicle (1.97 x 1.77 excl shower cubicle)

Contemporary suite comprising shower cubicle with tiled area surround, shower unit with spray attachment, sink unit and low-level toilet. Vertical towel rail/radiator. Obscured double-glazed window to the side.

### BEDROOM FOUR 11'3" widest x 7'0" (3.45 widest x 2.14)

2 double-glazed windows to the front. Built-in cupboard.

### BEDROOM TWO 11'3" x 8'6" (3.43 x 2.61)

Double-glazed window to the rear overlooking the garden.

### BATHROOM 6'2" x 7'9" (1.90 x 2.37)

Fitted with a 4-piece suite comprising separate shower cubicle, bath with mixer tap and spray attachment, sink unit with drawers beneath and low-level toilet. Obscured double-glazed window to the rear. Vertical towel rail/radiator. Tiled floor. Under-floor heating.

### BEDROOM THREE 9'9" x 7'10" (2.99 x 2.39)

Double-glazed window to the rear. Recessed fitted wardrobe with shelf and double folding doors.

### GARAGE

Located at the side of the property and housing the boiler. Power and light.

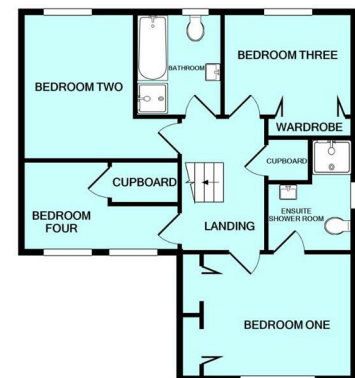
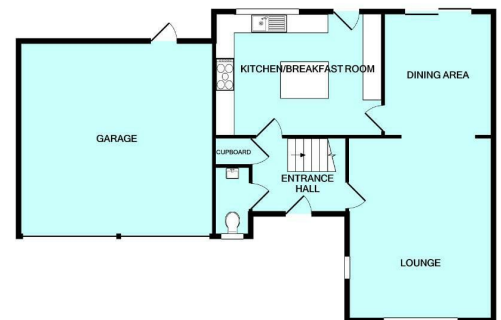
### OUTSIDE

The property is approached and accessed via 2 remote-controlled gates which lead onto the front parking area, which consists of a tarmac driveway bordered by mature hedging, planting and a small area of lawn. To the rear there is an area of gravel with flower beds and a decked area with hot tub. Steps lead down to the covered swimming pool which is enclosed by artificial grass, raised beds and fencing. Covered bar area. Access to the garage.

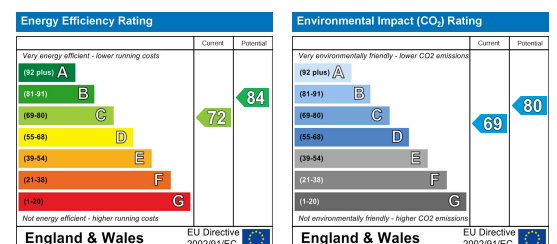
## Area Map



## Floor Plans



## Energy Efficiency Graph



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