



3 Alexandra Close

Elburton, Plymouth, PL9 8JN

£1,500 Per Calendar Month



Available now is beautifully-presented & high quality detached 4 bedroom house. It enjoys good-sized accommodation including a modern fitted kitchen with appliances, lounge/dining room, separate wc, 4 bedrooms with a master ensuite shower room & family bathroom. The gardens have been designed for low maintenance & convenience. Integral garage/store. Brick-paved drive providing off-road parking.



ALEXANDRA CLOSE, ELBURTON, PL9 8JN

ACCOMMODATION

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

ENTRANCE HALL

Stairs rising to the first floor. Courtesy door leading into the garage. Doors providing access to the ground floor accommodation.

GARAGE 16'10" x 8'2" (5.14 x 2.51)

Up-&-over door to the front elevation. Wall-mounted gas boiler. Storage cupboards. Power and light. Loft hatch leading to useful storage space.

CLOAKROOM/WC 4'10" x 2'5" (1.49 x 0.75)

Low level toilet and corner sink unit.

KITCHEN 16'5" x 8'1" incl kitchen units (5.01 x 2.48 incl kitchen units)

Series of contemporary-style matching eye-level and base units with blackened work surfaces and tiled splash-backs. Built-in one-&-a-half bowl single drainer sink unit with mixer tap. Inset 4-ring electric induction hob. Built-in oven and microwave. Free-standing fridge-freezer with ice and water dispenser. Please note that this will be included in the tenancy. Integrated dishwasher. Double-glazed window to the front elevation. Obscured double-glazed door to the side elevation. Further internal door with steps leading into the lounge.

LOUNGE/DINING ROOM 23'1" x 11'0" (7.05 x 3.36)

Feature fireplace with remote 'Living Flame' fire. Housing and space for a wall-mounted television over the fire. Built-in storage cupboard. Wood-effect laminate floor. Double-glazed windows to the rear elevation. Double-glazed doors leading out to the rear garden. Courtesy door returning to the half-landing.

HALF-LANDING

Stairs rising to the first floor accommodation. Further set of stairs leading to the a further landing area.

LANDING

Vaulted ceiling. Built-in storage cupboards. Doors providing access to the first floor accommodation.

BEDROOM FOUR 9'3" x 8'2" (2.82 x 2.51)

Double-glazed window to the front elevation.

BEDROOM ONE 14'11" to the wardrobe rear x 8'2" (4.55 to the wardrobe rear x 2.49)

Double-glazed window to the front elevation. Range of fitted wardrobes and drawers along with matching free-standing bedside units. Doorway opening to the ensuite shower room.

ENSUITE SHOWER ROOM 5'4" x 4'9" (1.64 x 1.46)

Quadrant-style corner shower with shower unit and spray attachment, low level toilet with boxed-in cistern and a sink unit with mixer tap. Vertical towel rail/radiator. Tiled walls. Tiled floor. Under-floor heating. Obscured double-glazed window to the front elevation.

FURTHER LANDING AREA

Doorways providing access to bedrooms two and three.

BEDROOM TWO 11'4" x 11'0" (3.46 x 3.37)

Double-glazed window to the rear elevation.

BEDROOM THREE 11'5" x 11'0" excl fitted wardrobes (3.49 x 3.37 excl fitted wardrobes)

Double-glazed window to the rear elevation.

FAMILY BATHROOM 8'1" x 6'10" (2.48 x 2.09)

Lovely modern suite with a fitted bath, sink unit with mixer tap and boxed-in low level wc. Vertical towel rail/radiator. Built-in airing cupboard housing a radiator. Tiled walls. Tiled floor. Under-floor heating.

OUTSIDE

To the front of the property a brick-paved driveway provides off-road parking for 2-3 vehicles. A path and steps with raised flower beds lead to a side gate. There is enclosed rear garden which has been laid to paving and there are various planted flower beds and borders. Throughout the garden there is a range of mature shrubs, trees and bushes together with areas laid to bark.

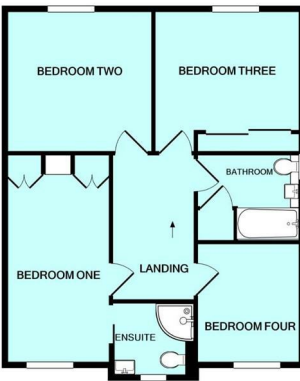
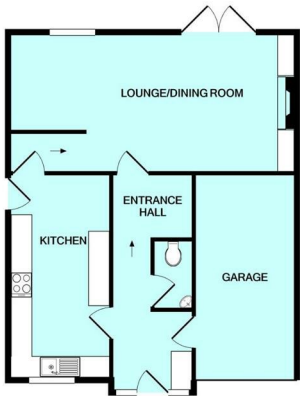
AGENT'S NOTE

Plymouth City Council
Council tax band E

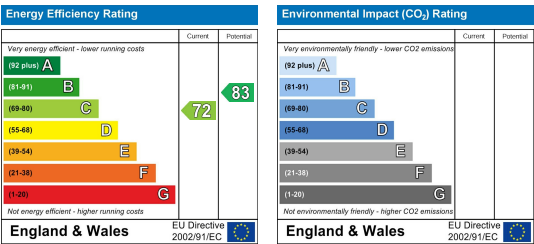
Area Map



Floor Plans



Energy Efficiency Graph



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