



## 51 Erle Gardens

Plympton, Plymouth, PL7 1NZ

£260,000



Well-proportioned family home within easy reach of the A38, several schools & other local amenities. The accommodation briefly comprises an entrance hall, lounge/diner & kitchen, 3 good-sized bedrooms & a shower room. Outside there is a shared driveway, a double & a single garage together with front & rear gardens. This property is perfect for first-time buyers.



## ERLE GARDENS, PLYMPTON, PLYMOUTH PL71NZ

### ACCOMMODATION

uPVC double-glazed door with inset decorative glass panels opening into the entrance hallway.

### ENTRANCE HALLWAY 7'11" max x 4'5" (2.43 max x 1.35)

Doors leading to the lounge/diner and kitchen. Stairs ascending to the first floor accommodation. uPVC double-glazed window to the front elevation.

### LOUNGE/DINER 20'7" x 11'1" max (6.28 x 3.40 max)

Dual aspect with uPVC double-glazed windows to the front and rear elevations. Small serving hatch.

### KITCHEN 20'6" x 9'9" narr to 6'8" (6.27 x 2.99 narr to 2.05)

uPVC double-glazed door with inset obscured-glass panel leading to the rear garden. Matching range of base and wall-mounted high-gloss units incorporating a roll-edge laminate worktop and an inset 4-burner gas hob and a stainless-steel sink unit with mixer tap. Integrated electric oven. Spaces for a washing machine, tumble-dryer, dishwasher and a free-standing fridge/freezer. Wall-mounted boiler. Under-stairs storage cupboard. uPVC double-glazed windows to the front and side elevations.

### FIRST FLOOR LANDING 11'6" x 3'1" (3.51 x 0.96)

Doors providing access to the first floor accommodation. Storage cupboard. Loft access hatch.

### BEDROOM ONE 11'2" x 11'2" (3.42 x 3.41)

Built-in wardrobe. uPVC double-glazed window to the front elevation.

### BEDROOM TWO 12'11" x 9'1" (3.94 x 2.78)

uPVC double-glazed window to the front elevation. Space for wardrobes.

### BEDROOM THREE 11'2" x 6'8" (3.41 x 2.05)

uPVC double-glazed window to the front elevation.

### SHOWER ROOM 8'3" x 5'7" (2.52 x 1.71)

Enclosed rectangular cubicle with sliding glass door, pedestal sink and close-coupled wc. Obscured uPVC double-glazed window to the rear elevation.

### OUTSIDE

The property is approached via a path, with steps leading down the side of the garden to the front door. The garden is laid to paving stones and gravel, bordered by a wall with raised flowerbeds containing mature shrubs, bushes and trees. A shared driveway leads to a single garage at the side of the property and a wooden gate, also to the side provides access to the rear garden. The rear garden is fully enclosed, laid to a mixture of grass and paved areas. Immediately adjacent to the property a covered hardstand leads to the double garage and in turn to a gate providing access to the lower area of garden which is paved and includes raised beds and mature shrubs.

### DOUBLE GARAGE 16'6" x 13'6" (5.03 x 4.12)

Located in the rear garden with an up-&-over door. Workbench. Light and power. 2 single-glazed wooden-framed windows to the rear elevation.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

### SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

### WHAT3WORDS

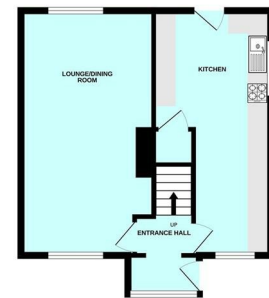
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## Area Map

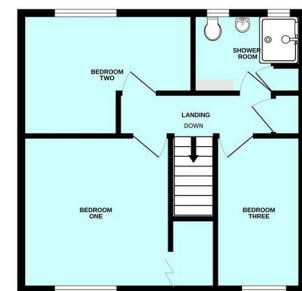


## Floor Plans

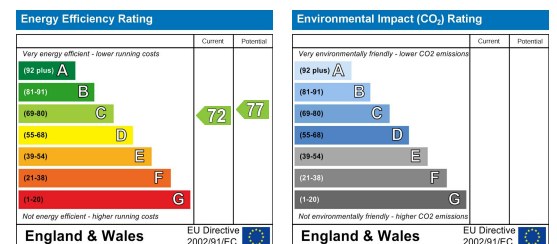
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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