



## 7 Coltness Road

Elburton, Plymouth, PL9 8HA

£625,000

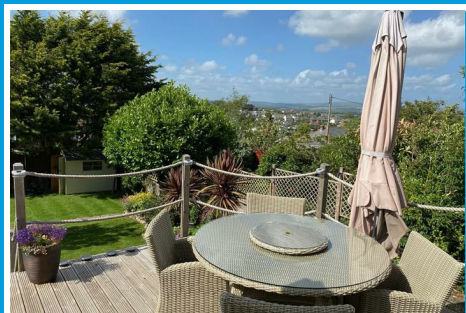




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## 7 COLTNESS ROAD, ELBURTON, PLYMOUTH PL9 8HA

### ACCOMMODATION

Front door into the entrance porch.

### ENTRANCE PORCH

7'9 x 2'7 (2.36m x 0.79m)

Tiled floor. uPVC double-glazed window to the side. uPVC double-glazed leaded-light door, with matching side window, into the entrance hall.

### ENTRANCE HALL

17'10 x 7'9 (5.44m x 2.36m)

Staircase and split landing to the first floor. Under-stairs storage cupboards. Picture rails. Solid oak flooring. Original pine doors lead off all rooms.

### LOUNGE

14'3 x 13'5 (4.34m x 4.09m)

Spacious, light, airy triple aspect room with uPVC double-glazed windows, sliding patio doors and 2 further uPVC double-glazed windows to the side of the property. Feature wood-burning stove with fireplace surround and tiled hearth. Picture rails and coving.

### DINING ROOM

14'5 x 12'1 (4.39m x 3.68m)

Matching fireplace to the lounge. Picture rails and coving.

### KITCHEN/BREAKFAST ROOM

21'3 x 10'8 (6.48m x 3.25m)

Very well-fitted room with Shaker-style light cream/ivory units comprising eye-level wall cupboards with matching base cupboards and drawers and solid oak work surfaces over. Matching grey dresser with cupboards, drawers and glass display cupboards over. Porcelain sink unit with mixer tap and uPVC double-glazed window over. Space for range cooker. Plumbing for dishwasher. Solid oak floor. Coved ceiling. Glazed French doors opening to the conservatory/garden room. Part-glazed doors to the utility room and rear porch.

### UTILITY ROOM

13'3 x 4'1 (4.04m x 1.24m)

Fitted with matching cupboards to the kitchen, comprising wall cupboards and matching base cupboards with roll-edged laminate wood-effect work surfaces over. Plumbing for washing machine. Space for tumble dryer. Extractor fan. Wall-mounted gas combination boiler which serves the central heating and domestic hot water. Integral door to the garage.

### PORCH

6'4 x 3'5 (1.93m x 1.04m)

Oak flooring. uPVC obscured-glass double-glazed door to outside. Bi-fold door opening to the downstairs cloakroom.

### DOWNSTAIRS CLOAKROOM

3'9 x 3'4 (1.14m x 1.02m)

Fully-tiled and fitted with a 2-piece suite comprising low-level wc and mini wash handbasin with mixer tap and cupboard below. uPVC obscured-glass double-glazed window.

### CONSERVATORY/GARDEN ROOM

15'2 x 10'6 (4.62m x 3.20m)

Fully-tiled floor. uPVC double-glazed with polycarbonate pitched roof. Ceiling fan. Power and light. French doors opening to the decking. Further door to the other side of the conservatory opening onto the decking.

### FIRST FLOOR LANDING

15'7 x 8'10 (4.75m x 2.69m)

Split staircase landing with original pine balustrades and newel posts. Picture rails. Original pine doors leading to all bedrooms.

### MASTER BEDROOM

13'11 x 11'8 (4.24m x 3.56m)

Quality wood-effect laminate floor. uPVC double-glazed French doors, with matching side windows, opening to a Juliette balcony with fabulous views across Plymouth and out to Dartmoor.

### BEDROOM TWO

14'1 x 12'3 (4.29m x 3.73m)

uPVC double-glazed window overlooking the front. Fitted hanging rails and shelving.

## SHOWER ROOM

9' x 4'10 (2.74m x 1.47m)

Fitted with a quality 3-piece suite comprising fully-tiled shower cubicle with system shower, wash handbasin with mixer tap and low-level wc. Tiled floor. Stainless-steel heated towel rail. Obscured-glass uPVC double-glazed window. Coved ceiling. Extractor fan.

## BEDROOM THREE

13'6 x 12'1 (4.11m x 3.68m)

Double aspect with uPVC double-glazed window overlooking the front. Further uPVC double-glazed window to the side. Dado rails and picture rails. Coved ceiling.

## BEDROOM FOUR

14'6 x 12'1 (4.42m x 3.68m)

uPVC double-glazed window offering fabulous far-reaching views across Plymouth and out to Dartmoor. Quality wood-effect laminate flooring. Dado rail. Coved ceiling.

## BEDROOM FIVE

11'10 x 9'11 (3.61m x 3.02m)

Triple aspect with uPVC double-glazed windows overlooking the front and sides. Picture rail. Dado rail. Coved ceiling. Built-in double wardrobe.

## BATHROOM

10'8 x 9'10 (3.25m x 3.00m)

'Wow' factor bathroom fitted with a 5-piece suite comprising Victorian-style bath with ball-&-claw feet, mixer tap and attached shower hose, walk-in fully-tiled shower cubicle with system shower, low-level wc and twin wash handbasins with mixer taps set onto a pine pedestal table with a tiled splash-back. White and stainless-steel heated towel rail. 2 uPVC obscured-glass double-glazed windows. Spotlighting. Hatch to roof space.

## OUTSIDE

To the front, there is a private drive with a brick-paved driveway providing off-road parking for up to 5 cars. The garden is enclosed by a decorative stone wall with shrub borders. Access along both sides of the property to the rear garden which has a large timber deck (with power, light & security lighting) enclosed by a post-&-rope rail with decked steps down to the garden. The garden is fully-enclosed and laid to lawn with well-stocked mature borders of flowers, shrubs and a variety of trees including laurel, bay, fir and cherry. 2 timber sheds.





Road Map



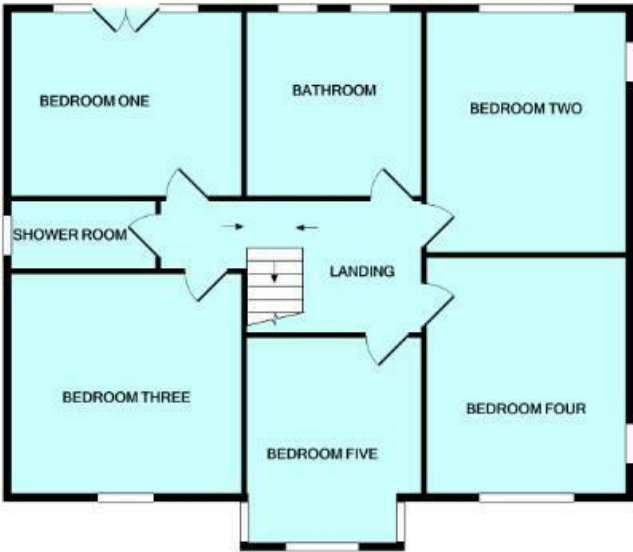
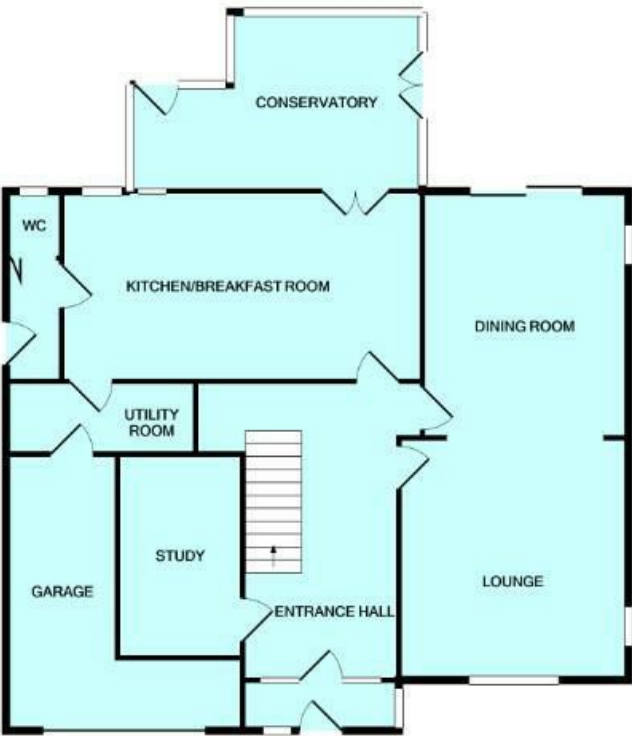
Hybrid Map



Terrain Map



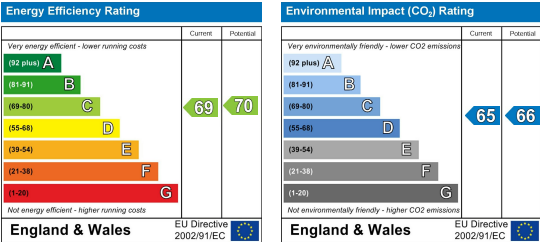
Floor Plan



Viewing

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

Energy Efficiency Graph



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