



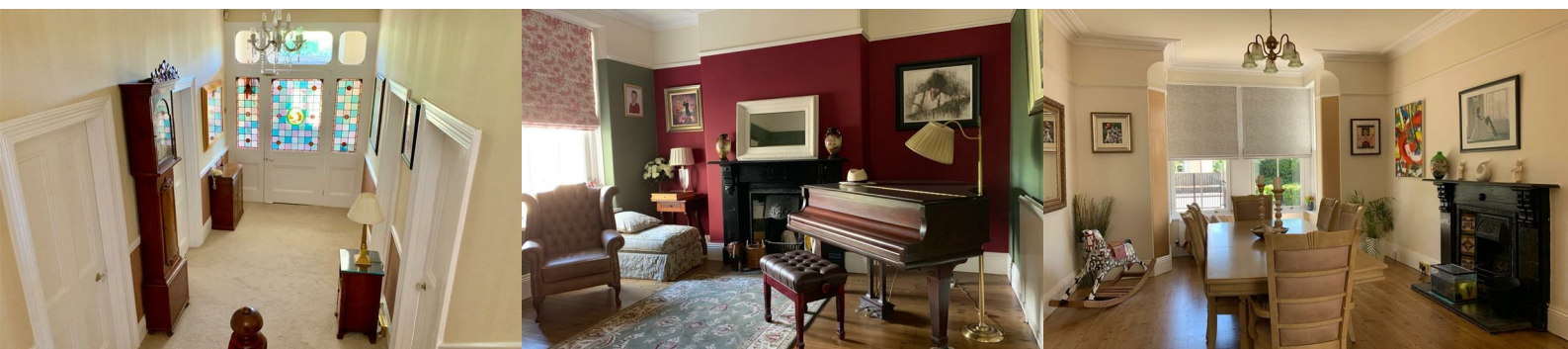
57 Sherford Road

Elburton, Plymouth, PL9 8BJ

Guide Price £525,000



Beautifully presented, spacious period house enjoying a wealth of characterful features with accommodation in excess of 3,000' sq, briefly comprising an entrance hall, split-level landing, sitting room, music room, study, formal dining room with open-plan access through to the kitchen & conservatory. There is a laundry room with rear vestibule & downstairs wc, 5 bedrooms, family bathroom with separate wc & master ensuite. Garage. Front & rear gardens. Double-glazing & central heating.



FULL SUMMARY

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57 SHERFORD ROAD, ELBURTON, PLYMOUTH PL9 8BJ

ACCOMMODATION

Front foor opening into the entrance vestibule.

ENTRANCE VESTIBULE

Timber panelling. Coving. Original leaded stained-glass door with matching panels opening into the hallway.

HALLWAY 24'1 x 7'1 (7.34m x 2.16m)

Providing access to the ground floor accommodation. Staircase with a small cupboard beneath ascending to the first floor. Window to the side elevation. Coved ceiling. Ceiling rose.

SITTING ROOM 18'10 x 13'9 (5.74m x 4.19m)

Square bay-window to the front elevation. Marble fireplace with a cast inset. Polished floor boards. Ornate coving and ceiling rose. Picture rail.

MUSIC ROOM 14'0 x 13'8 (4.27m x 4.17m)

Fireplace with cast inset. Coving and ceiling rose. Picture rail. Exposed and polished floorboards. Window to the rear.

DINING ROOM 19'0 into bay x 14'0 (5.79m into bay x 4.27m)

Square bay window to the front elevation. Fireplace with cast inset. Coved ceiling. Ceiling rose and picture rail. Polished floorboards which continue through into the kitchen.

KITCHEN 14'0 x 14'0 (4.27m x 4.27m)

Extensive range of base and wall-mounted cabinets with matching fascias to include a dresser, polished granite work surfaces and tiled splash-backs with matching circular island. Range-style cooker. Ceramic 1½ bowl single drainer sink unit. Integral NEF dishwasher. Integral fridge. Coved ceiling, ceiling rose and picture rail. 2 windows to the side elevation. Polished floorboards. Glazed door with matching panels leading into the conservatory.

CONSERVATORY 12'2 x 7'7 (3.71m x 2.31m)

Constructed in uPVC double-glazing with a tiled floor. Doors leading to outside.

STUDY/GYM 12'0 x 11'9 (3.66m x 3.58m)

Currently used as a gym with laminate flooring. Built-in cupboard with shelving. Coved ceiling. Windows to the side elevation. Doorway opening into the laundry room.

LAUNDRY ROOM 13'1 x 8'0 (3.99m x 2.44m)

Belfast-style sink with tap above. Space for washing machine and tumble dryer. Quarry-tiled floor. Storage cupboards. Window to the side elevation. Doorway opening into a boiler cupboard with shelving and an obscured window to the rear, housing a wall-mounted Worcester Highflow boiler. Doorway opening into the rear vestibule.

REAR VESTIBULE 9'2 x 5'8 (2.79m x 1.73m)

Door leading to outside. Doorway leading to the downstairs wc.

DOWNSTAIRS WC

White suite comprising wc and wall-mounted basin with a tiled splash-back and mirror. Obscured window to the side elevation.

FIRST FLOOR LANDING 34'7 x 7'2 (10.54m x 2.18m)

Providing split-level access to the accommodation. Coved ceiling. Fully-fitted walk-in closet with shelving for clothes and shoes plus hanging rails. Additional built-in cupboard with shelving. Loft hatch.

BEDROOM ONE 18'5 into bay x 14'0 (5.61m into bay x 4.27m)

Square bay-window to the front elevation. Coved ceiling. Built-in wardrobes with mirrored doors. Picture rail. Doorway opening into the ensuite bathroom.

ENSUITE BATHROOM 13'8 x 8'8 (4.17m x 2.64m)

Sunken Jacuzzi-style bath with mixer tap. Separate tiled shower. Pedestal wash handbasin, wc and bidet. Storage cupboard. 2 wall-mounted mirrors with integral lighting. Coved ceiling. Dado rail with tiling beneath. Obscured window to the rear elevation.

BEDROOM TWO 15'6 x 12'8 (4.72m x 3.86m)

Windows to the front elevation. Built-in storage either side of the chimney breast. Coved ceiling and picture rail.

BEDROOM THREE 13'11 x 12'10 (4.24m x 3.91m)

Window to the rear elevation providing lovely views. Built-in storage either side of the chimney breast. Fireplace surround. Coved ceiling and picture rail.

BEDROOM FOUR 13'3 x 11'10 (4.04m x 3.61m)

Window to the rear elevation. Cast fireplace with inset tiles. Dado rail.

STUDY/BEDROOM FIVE 10'0 x 7'1 (3.05m x 2.16m)

Currently used as a study with window to the front elevation. Coved ceiling.

BATHROOM 7'4 x 6'7 (2.24m x 2.01m)

Suite comprising a bath and pedestal wash handbasin. Shower system over the bath with a shower screen. Partly tiled in white. Window to the side elevation.

SEPARATE WC 5'10 x 5'10 (1.78m x 1.78m)

Fitted with a separate wc and pedestal wash handbasin. Dado rail with white tiling beneath. Window to the side elevation.

GARAGE 20'6 x 11'8 (6.25m x 3.56m)

'Up-and-over' door to the front elevation. Pitched roof. Power and lighting. Door leading to the rear. Window.

OUTSIDE

To the front there is an enclosed garden laid to lawn and chippings, with a paved pathway leading to the main front entrance. To the front elevation gates provide pedestrian access into the side, opening on to a gravelled parking area which leads to the garage. A chipping pathway leads around the side of the garage allowing external access from front to rear. The rear and side gardens are laid to lawn with borders laid to chippings and paved pathways. The courtyard area to the east-side of the tenement is paved with an area laid to lawn. Outside tap with Belfast-style sink.

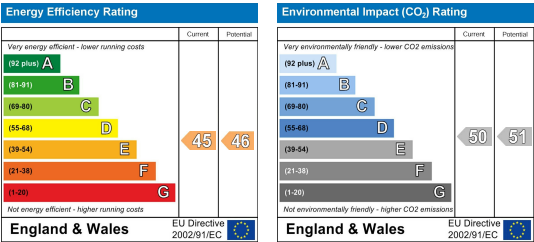
Area Map



Floor Plans



Energy Efficiency Graph



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