



## 3 Standarhay Close

Elburton, Plymouth, PL9 8PL

**Price Guide £450,000**



Executive-style detached house situated in this highly sought-after cul-de-sac within Elburton. The property is in a very peaceful location & enjoys a generous south-facing rear garden. The accommodation briefly comprises an entrance hall, downstairs cloakroom/wc, bay-fronted lounge leading to a separate dining room beyond which is a double-glazed conservatory, a kitchen/breakfast room & separate utility. On the first floor there are 4 bedrooms, 2 of which having ensuite facilities & a family bathroom. Double-width drive & garage. Front & rear gardens. Double-glazing & central heating.





### 3 STANDARHAY CLOSE, ELBURTON, PL9 8PL

#### ACCOMMODATION

Front door opening into the entrance hall.

#### ENTRANCE HALL

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Under stairs cupboard.

#### LOUNGE 17'8 into the bay x 11'8 (5.38m into the bay x 3.56m)

Double-glazed square bay window to the front elevation. Fireplace with a polished stone inset and hearth with an ornate surround and fitted gas fire. Double-glazed double doors opening into the dining room.

#### DINING ROOM 10'7 x 9'8 (3.23m x 2.95m)

Double-glazed sliding doors leading into the conservatory. Separate door opening into the kitchen/breakfast room.

#### KITCHEN/BREAKFAST ROOM 16'5 x 11'5 (5.00m x 3.48m)

Fitted kitchen cabinets with matching fascias, work surfaces and tiled splash-backs. Composite one-&-a-half bowl single drainer sink unit. Built-in double oven and grill. Separate inset gas hob. Space and plumbing for a dishwasher. 2 windows to the rear elevation overlooking the garden. Ample space for breakfast table and chairs. An archway leads through into the utility room.

#### UTILITY ROOM 8'2 x 4'8 (2.49m x 1.42m)

Matching base and wall-mounted cabinets with matching work surfaces and splash-backs. Inset stainless-steel sink. Space and plumbing for a washing machine. Further appliance space beneath the work surfaces. Wall-mounted Worcester boiler. Doorway to the side elevation leading to the outside.

#### CONSERVATORY 9'10 x 6'7 (3.00m x 2.01m)

Constructed in double-glazing and enjoying views over the rear garden.

#### DOWNSTAIRS CLOAKROOM/WC

Fitted with a wc and wall-mounted basin. Obscured window to the front elevation.

#### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft access hatch. Recessed airing cupboard with slatted shelving housing the hot water cylinder.

#### BEDROOM ONE 14'1 x 14'6 to wardrobe rear (4.29m x 4.42m to wardrobe rear)

A generous master bedroom with a window to the front elevation. Built-in wardrobe with bi-folding mirrored doors. Doorway opening into the ensuite bathroom.

#### ENSUITE BATHROOM 6'9 x 5'7 (2.06m x 1.70m)

Bath with a mixer tap shower system and glass shower screen, wc and wash handbasin. Wall-mounted towel rail/radiator. Wall-mounted mirror with light above and shaver point. Fully-tiled walls.

#### BEDROOM TWO 14'5 max dimensions x 10'3 to wardrobe rear (4.39m max dimensions x 3.12m to wardrobe rear)

Built-in double wardrobe with bi-folding mirrored doors. Window to the front elevation. Doorway opening into the ensuite shower room.

#### ENSUITE SHOWER ROOM 7'2 x 5'1 (2.18m x 1.55m)

Fully-tiled enclosed shower cubicle, wc and wash handbasin. Partly-tiled walls. Wall-mounted mirror with light and shaver point above. Obscured window to the side elevation.

#### BEDROOM THREE 12'3 x 9'10 (3.73m x 3.00m)

Currently used as an office with fitted furniture including 2 desk areas, cupboards and drawer units. Window to the rear elevation overlooking the garden.

#### BEDROOM FOUR 9'5 x 8'10 (2.87m x 2.69m)

Built-in wardrobe with bi-folding mirrored doors. Window to the rear elevation.

#### FAMILY BATHROOM 8'9 x 6'10 incl airing cupboard (2.67m x 2.08m incl airing cupboard)

Comprising bath with a mixer tap shower system over and a glass screen, wc and wash handbasin. Wall-mounted mirror with light and shaver point above. Obscured window to the rear elevation.

#### GARAGE 16'4 x 7'11 (4.98m x 2.41m)

Remote door to the front elevation. Side access door.

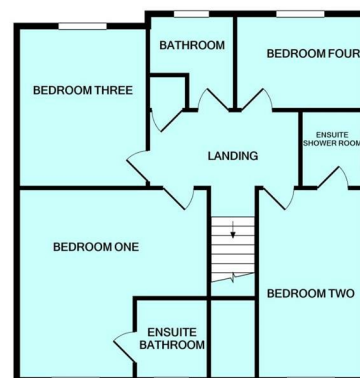
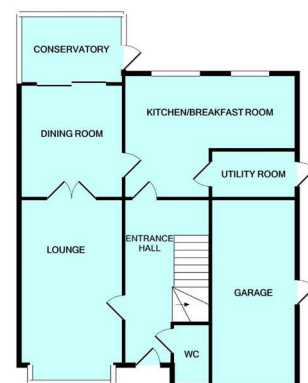
#### OUTSIDE

To the front a double-width driveway provides off-road parking and leads to the garage and the main front entrance which has an outside light. The front garden is laid to lawn with bordering shrubs. A pathway leads around the side elevation through a galvanised gate providing access to the rear garden. Externally mounted gas and electric meters. The rear garden enjoys a southerly-aspect and is mainly laid to lawn with a patio area adjacent to the property. There are well-stocked shrub and flower beds. Timber shed. Outside tap.

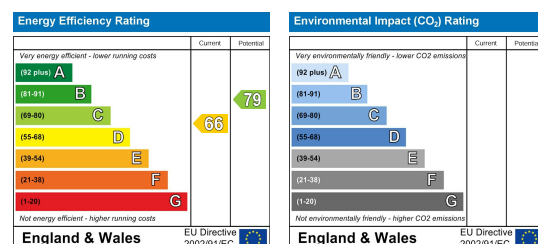
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.