



11 Langdon Court

Elburton, Plymouth, PL9 8UH

£225,000



Beautifully-presented property in a popular cul-de-sac with accommodation briefly comprising an extended open plan kitchen/dining room, conservatory & separate lounge, 3 bedrooms & family bathroom. South-facing rear garden. Detached garage & off-road parking. uPVC double-glazing & gas central heating.



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ACCOMMODATION

Covered entrance with uPVC double-glazed door leading into the entrance hall.

ENTRANCE HALL 11'7" x 5'10" (3.55 x 1.80)

Under-stairs storage cupboard. Stairs rising to the first floor accommodation. Door leading into the kitchen/dining room. Door leading into the lounge.

LOUNGE 13'1" x 10'9" (4.01 x 3.29)

Double-glazed window to the front. Open plan access into the dining area. Feature fireplace set on a slate-bedded hearth with cast iron basket and grate and inset 'Living Flame' fire.

OPEN PLAN KITCHEN/DINING ROOM 16'7" x 16'7" maximum (5.08 x 5.07 maximum)

The kitchen area is fitted with contemporary, matching eye-level and base units with bevelled, tiled splash-backs, granite work surfaces and granite sills to both the double-glazed windows to the side elevation. Inset one-&-a-half bowl sink unit with mixer tap. Space and plumbing for the washing machine. Integrated appliances including 4-ring gas hob with extractor hood above, under-counter freezer and refrigerator, built-in dishwasher, built-in microwave and oven. Wall-mounted boiler concealed within the eye-level cupboard. Porcelain-tiled floor. Obscured double-glazed door leading into the conservatory. Sliding double-glazed doors lead from the dining area into the conservatory.

CONSERVATORY 11'3" x 10'5" (3.45 x 3.18)

Pitched polycarbonate roof with double-glazed windows to 3 elevations. Double-doors lead out onto the rear garden. Ceiling fan.

FIRST FLOOR LANDING

Loft hatch. Double-glazed window to the side elevation.

FAMILY BATHROOM 7'5" x 6'2" (2.27 x 1.90)

Fitted with a white suite comprising panel bath with shower unit, spray attachment and screen, wash handbasin and low-level toilet. Fully-tiled walls. Obscured double-glazed window to the rear. Vertical towel rail/radiator.

BEDROOM ONE 13'2" x 9'7" excl wardrobes (4.03 x 2.94 excl wardrobes)

Double-glazed window to the front. Full-length wardrobes with built-in cupboard. Built-in airing cupboard.

BEDROOM TWO 9'3" to face of wardrobe x 9'2" (2.82 to face of wardrobe x 2.80)

Double-glazed window to the rear. Mirror-fronted built-in wardrobe providing storage and hanging space.

BEDROOM THREE 9'9" x 6'5" (2.98 x 1.97)

Double-glazed window to the front. Built-in wardrobe.

SINGLE GARAGE

Up-&-over door to the front. Courtesy door to the side.

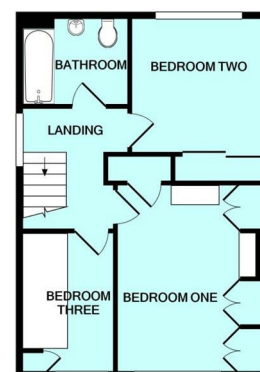
OUTSIDE

To the front of the property there is an open plan area of garden laid to lawn with planted borders. To the side a gate provides access to the rear. The rear garden is laid to patio and decking and is enclosed by timber fencing. To the end of the garden a gate opens to a parking space.

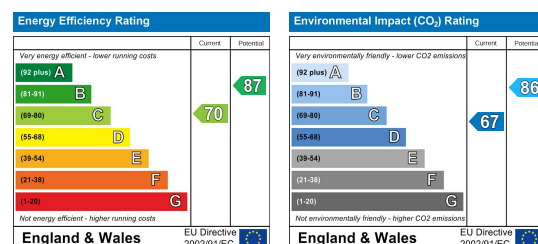
Area Map



Floor Plans



Energy Efficiency Graph



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