



34 Springfield Close

Elburton, Plymouth, PL9 8QG

£289,950



A superb semi-detached house with extended accommodation, in a highly sought-after location, enjoying a beautiful southerly-facing rear garden, comprising entrance & inner hallways, open plan lounge/dining room & additional open plan kitchen/breakfast room, full-width sun lounge, downstairs wc/shower room, 3 bedrooms & bathroom. Garage & separate utility room. Driveway. Front & rear gardens. Double-glazing. Gas central heating. No chain.



FULL SUMMARY

A superb semi-detached house with extended accommodation, in a highly sought-after location, enjoying a beautiful southerly-facing rear garden. The accommodation comprises entrance and inner hallways, an open plan lounge/dining room and additional open plan kitchen/breakfast room, full-width sun lounge, downstairs wc/shower room, 3 bedrooms and bathroom. Garage and separate utility room. Driveway. Front and rear gardens. Double-glazing. Gas central heating. No chain.

34 SPRINGFIELD CLOSE, ELBURTON, PLYMOUTH PL9 8QG

ACCOMMODATION

Hardwood front door with an obscured, glazed panel to side, opening into the entrance hall.

ENTRANCE HALL 10' x 5'3 (3.05m x 1.60m)

Oak flooring which continues through glazed double doors into the inner hallway. Feature glazed block internal wall. Coved ceiling. Doorway opening into the downstairs shower room/wc.

INNER HALLWAY 12'11 x 5'10 inc stairs (3.94m x 1.78m inc stairs)

Oak flooring. Hardwood staircase to the first floor with storage cupboard beneath housing the consumer unit, gas and electric meters. Coved ceiling.

DOWNSTAIRS SHOWER ROOM/WC 9'2 x 6'1 (2.79m x 1.85m)

Fitted cabinet providing storage and hosting the wash handbasin, wc with a cabinet-concealed cistern, separate enclosed shower cubicle and storage cupboard. Chrome towel rail/radiator. uPVC double-glazed obscured window to the front elevation. Vinyl tiled floor.

LOUNGE/DINING ROOM 23'4 x 12'10 @ widest point (7.11m x 3.91m @ widest point)

Open plan room running the full width of the property, with uPVC double-glazed window to the side elevation and glazed double doors opening into the conservatory. Fireplace with a polished limestone surround and hearth, featuring a 'Living Flame'-style gas fire. Shelving beside the chimney breast. Coved ceiling.

SUN LOUNGE

Tiled floor throughout. uPVC double-glazed French doors and additional uPVC double-glazed side access door. uPVC single-glazed windows with solid oak sills. Coved ceiling and spotlighting. Cupboard housing the Ideal Vogue C40 gas combination boiler.

KITCHEN/BREAKFAST ROOM 18'7 x 10 (5.66m x 3.05m)

An open plan room with oak flooring throughout. uPVC double-glazed picture window to the front elevation. Ample space for table and chairs. Coved ceiling throughout. The kitchen area is fitted with a range of base and wall-mounted cabinets with matching fascias, work surfaces and splash-backs. Single-drainer stainless-steel sink unit. Space for cooker with a cooker hood above. uPVC obscured double-glazed door leading to the covered walkway.

COVERED WALKWAY

Running between the front and rear of the property and providing external access. uPVC door to the front. uPVC partly-glazed door to the rear leading to the garden. This walkway also provides access to the garage and utility room.

UTILITY ROOM 8'2 x 6'10 (2.49m x 2.08m)

Stainless-steel single-drainer sink unit with cupboard beneath. Additional matching base and wall-mounted cupboards with work surface. Space and plumbing for washing machine. Space for tumble dryer. uPVC double-glazed window to the rear elevation.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. uPVC double-glazed doors to the front providing lovely views toward Dartmoor and access onto the flat roof. Coved ceiling. Hatch to boarded loft with lighting. Recessed airing cupboard with slatted shelving and plumbed with a radiator.

BEDROOM ONE 12'4 x 10'4 (3.76m x 3.15m)

uPVC double-glazed window to the rear elevation overlooking the garden. Recessed wardrobe with hanging rail and shelving. Coved ceiling.

BEDROOM TWO 10'7 x 10'5 wall-to-wall (3.23m x 3.18m wall-to-wall)

uPVC double-glazed window to the rear elevation overlooking the garden. Built-in wardrobes with sliding, mirrored doors. Coved ceiling.

BEDROOM THREE 10'4 to rear of wardrobe x 6'3 (3.15m to rear of wardrobe x 1.91m)

uPVC double-glazed window to the side elevation with lovely views toward Dartmoor. Coved ceiling. Recessed wardrobe fitted with hanging rail and shelving.

BATHROOM

White suite comprising bath with mixer tap shower system, wc and wash handbasin. Hardwood parquet flooring. Partly-tiled walls. Feature mirror. Panelled ceiling with spotlight. uPVC obscured double-glazed window to the front elevation.

GARAGE 19'11 x 7'9 (6.07m x 2.36m)

Up-&-over style door to the front elevation. Work bench. Power and lighting.

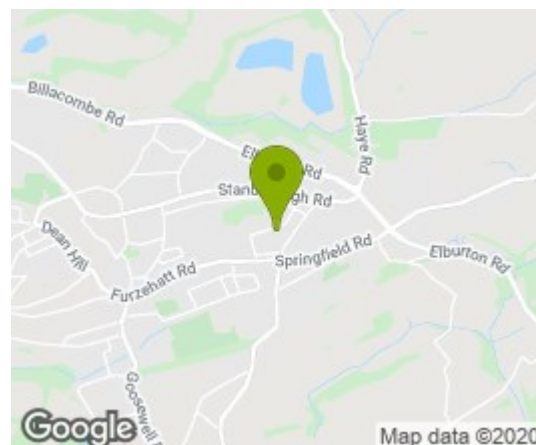
OUTSIDE

To the front of the house a driveway provides off-road parking. Beside the drive the garden is laid to lawn with a pathway leading to the main front entrance. Bed laid to chippings retained by granite sets. The rear garden is laid to lawn with various patio areas. The flower beds are retained by granite sets. Pergola. Timber shed. Outside tap.

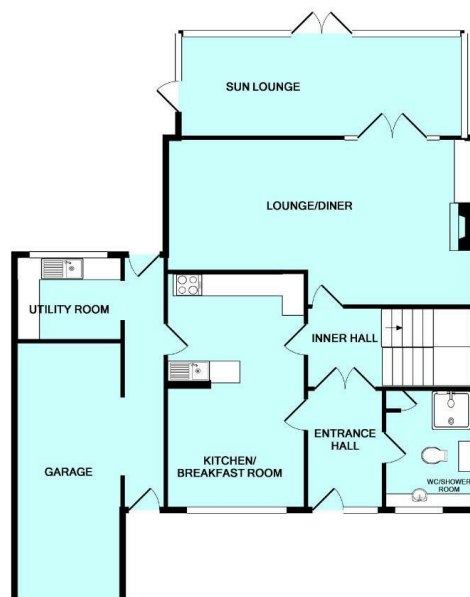
Staff Clause

AGENTS NOTE: In accordance with the 1979 Estate Agency Act we hereby notify that the owner of the property is related to a member of staff at Julian Marks Estate Agents

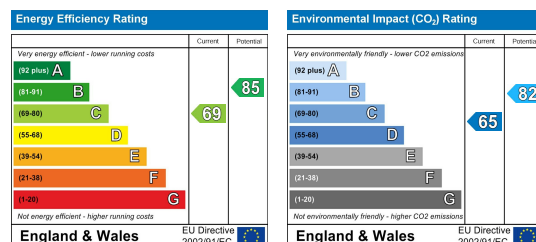
Area Map



Floor Plans



Energy Efficiency Graph



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