



1 Hazel Drive

Elburton, Plymouth, PL9 8PE

Price Guide £399,950



Detached bungalow located on a corner plot offering a sale with no onward chain. The accommodation briefly comprises 2 reception rooms, kitchen/breakfast room, 3 bedrooms, with the master having an ensuite bathroom & additional shower room. Attractive gardens to all sides with the rear offering a southerly aspect. Ample off-road parking & double garage. Double-glazing & central heating.



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ACCOMMODATION

uPVC part double-glazed entrance door leading into the entrance hall.

ENTRANCE HALL

Good-sized built-in cloak cupboard. Built-in cupboard housing the hot water cylinder. Loft hatch. Doors providing access to the accommodation.

SHOWER ROOM 7'0" x 5'7" (2.14 x 1.71)

White suite including low level toilet, pedestal wash handbasin with a mixer tap and walk-in shower with shower unit and spray attachment. Leaded uPVC double-glazed window to the front elevation.

BEDROOM THREE 8'11" excl recess x 8'1" (2.72 excl recess x 2.48)

Leaded double-glazed window to the front elevation.

BEDROOM ONE 12'8" x 11'1" to the wardrobe face (3.87 x 3.38 to the wardrobe face)

Leaded double-glazed window to the rear elevation. Mirror-fronted built-in wardrobes. Door leading to the ensuite bathroom.

ENSUITE BATHROOM 8'2" x 5'4" (2.50 x 1.65)

Coloured suite including a low level toilet, pedestal wash handbasin and panel bath with twin hand-grips, mixer tap and a shower unit with a spray attachment. Partly-tiled walls. Leaded double-glazed window to the side elevation.

BEDROOM TWO 10'2" to wardrobe face x 9'2" (3.10 to wardrobe face x 2.80)

Leaded double-glazed window to the front elevation. Mirror-fronted built-in wardrobe to one wall.

DINING ROOM 12'8" x 10'6" at widest points (3.88 x 3.22 at widest points)

Leaded double-glazed window to the rear elevation. Double doors opening into the lounge.

LOUNGE 17'4" x 12'9" (5.29 x 3.89)

'Living-flame' gas fire set on a marble-effect polished hearth with moulded fire surround. Double-glazed sliding patio doors leading out to the rear patio area and garden.

KITCHEN/BREAKFAST ROOM 16'1" x 11'4" incl kitchen units (4.91 x 3.46 incl kitchen units)

Series of matching wood eye-level and base units with a range of work surfaces and tiled splash-backs. Inset one-&-a-half bowl acrylic sink unit with mixer tap. Integrated dishwasher. Built-in electric 4-ring hob with electric oven and microwave. Double-glazed windows to the front and side elevations. Additional work surface with inset sink unit. Space and plumbing for a washing machine. Space for a tumble dryer. Wall-mounted gas boiler. Obscured double-glazed door leading to the side and rear.

OUTSIDE

At the front of the property is an open-planned lawned and planted area of garden. Driveway extending down the side of the plot providing off-road parking for a number of vehicles. Adjacent to this is a further lawned and planted area leading to a point and a garden gate leading into the rear garden. Close to the gate is a timber summer house which looks out onto the lawn and planted area of garden. There is an ornamental pond which is a lovely feature of the garden. Adjacent to the patio doors is a lovely sitting area with a pathway leading around to the far side where there is a further lawned section and gate returning to the front of the property.

GARAGE 17'1" x 16'1" overall (5.23 x 4.91 overall)

The driveway leads to 2 roller doors into the garage space. The garage space is currently divided by a wooden partition. Light. Power. Courtesy side door leading into the garden.

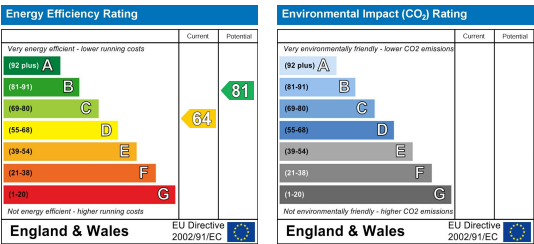
Area Map



Floor Plans



Energy Efficiency Graph



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