



25 Sherford Road

Elburton, Plymouth, PL9 8DG

Price Guide £600,000



A period 1920s/1930s detached dormer house with very versatile accommodation comprising impressive hallway, 2/3 reception rooms, spacious kitchen, utility room, downstairs shower room. On the ground floor level there are 2/3 double bedrooms, a bathroom and a separate cloakroom/wc which could be used to create an annex or separate living area for a relative. On the first floor there are 3 further double bedrooms, a master ensuite bathroom and a Jack and Jill ensuite shower room. Large south west facing garden & driveway with ample parking. uPVC double-glazing & central heating.



25 SHERFORD ROAD, ELBURTON, PL9 8DG

ACCOMMODATION

uPVC double-glazed doors opening to the entrance hall.

ENTRANCE HALL 19'9 x 5'9 (6.02m x 1.75m)

Quality wood effect laminate flooring. Stunning feature stained glass window with architrave surround. Original picture rails and cornice ceiling. 2 uPVC double-glazed windows to the front elevation. Feature archway through to an inner hall. From the inner hall there is a staircase ascending to the first floor.

RECEPTION ROOM 14'1 x 14'1 (4.29m x 4.29m)

Triple aspect with a large uPVC double-glazed window to the front elevation, further uPVC double-glazed window to the side and a uPVC double-glazed door opening to the side and rear garden. Feature tiled fireplace with wooden surround, mantle and coal-effect gas fire inset. Picture rails and cornice ceiling.

DINING ROOM 14'1 x 12'1 (4.29m x 3.68m)

Feature fireplace with tiled inset and wood surround. Built-in recessed base storage cupboards. Picture rails and cornice ceiling. uPVC double-glazed window. Archway through to the kitchen.

KITCHEN 16'2 x 10'9 (4.93m x 3.28m)

Completely refurbished, newly fitted kitchen comprising an extensive range of base cupboards and drawers, matching eye-level wall cupboards, full-length larder cupboards with fridge and freezer, Silestone Quartz worktops with matching up-stands. Stainless-steel one-&-a-half drainer sink unit with mixer tap. 5-ring gas hob with extractor canopy over. Built-in electric oven. Integrated dishwasher. High ceiling with inset ceiling spotlights. Quality wood-effect laminate floor. uPVC double glazed window to the rear elevation.

UTILITY 14' x 13'2 (4.27m x 4.01m)

Large spacious room with Quarry-tiled floor and matching units to the kitchen comprising a full-length larder cupboard, base cupboards and matching eye-level wall cupboards with Silestone Quartz work surfaces. Porcelain Belfast-style sink with mixer tap. uPVC double-glazed window over the sink. Built-in storage cupboard which houses the gas boiler serving the central heating and domestic hot water. Rear door leading to the garden.

GROUND FLOOR SHOWER ROOM 6'2 x 3'10 (1.88m x 1.17m)

Completely refurbished comprising a shower unit, wc and wash handbasin. Fully-tiled.

BEDROOM FOUR 14'1 x 12'1 max dimensions (4.29m x 3.68m max dimensions)

Dual aspect with uPVC windows to the front and side elevations. Built-in wardrobes. Picture rails and cornice ceiling.

BEDROOM FIVE 12' x 10'1 (3.66m x 3.07m)

uPVC double-glazed window to the side elevation.

BEDROOM SIX 12'1 x 8'5 (3.68m x 2.57m)

uPVC double-glazed window to the rear elevation. Built-in wardrobes.

FAMILY BATHROOM 9'4 x 5'5 (2.84m x 1.65m)

Fitted with a suite comprising panel bath, pedestal wash handbasin and separate shower cubicle. uPVC double-glazed window.

DOWNSTAIRS CLOAKROOM/WC 5'5 x 3 (1.65m x 0.91m)

Separate wc with low level suite.

FIRST FLOOR LANDING 14'11 x 11'11 into stairwell (4.55m x 3.63m into stairwell)

A spacious landing area giving access to the first floor accommodation.

BEDROOM ONE 21'10 x 11 max dimensions (6.65m x 3.35m max dimensions)

Spacious room with mood lighting. uPVC double-glazed arched window to the front elevation. Further Velux double-glazed window. Doorway leading to the ensuite bathroom.

ENSUITE BATHROOM 11' x 7'2 (3.35m x 2.18m)

Suite comprising a spa corner bath, fully-tiled shower cubicle, contemporary wash handbasin and wc.

BEDROOM TWO 14'9 x 9'2 (4.50m x 2.79m)

uPVC double-glazed window to the front elevation. Door leading to the Jack and Jill ensuite shower room. Access to a large eaves storage area.

BEDROOM THREE 14'9 x 9'2 (4.50m x 2.79m)

uPVC double-glazed window to the rear elevation. Door leading to the Jack and Jill ensuite shower room.

JACK AND JILL ENSUITE SHOWER ROOM

Fitted with a suite comprising shower cubicle, wash handbasin and low level wc.

WORKSHOP 16'1 x 9'9 (4.90m x 2.97m)

To one side of the front garden there is a large timber storage shed with both power and light.

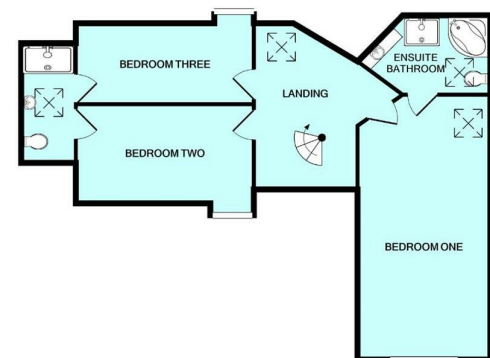
OUTSIDE

Driveway providing ample parking for several vehicles. There is a large level lawn sweeping off from the front of the drive to the stone wall and fenced boundaries. This is a large area of garden with mature trees and planted borders. There is access along the side of the property to a timber deck. The timber deck runs around to a further lawned area and the rear garden which is laid to pathway and lawn.

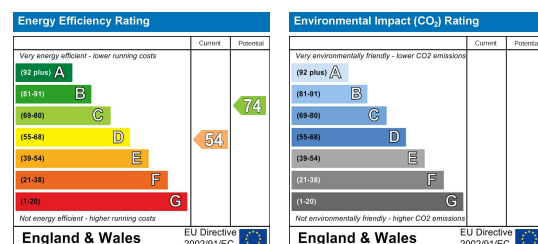
Area Map



Floor Plans



Energy Efficiency Graph



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