



## 2 Springfield Avenue

Elburton, Plymouth, PL9 8PZ

£275,000



Older-style detached house occupying a corner plot, with sunny gardens. In a desirable location, briefly consisting of hallway, dual aspect lounge, separate dining room, kitchen, additional study, ground floor wc, uPVC double-glazed conservatory, 4 bedrooms, bathroom & separate wc. Garage. Gardens to 3 sides. Double-glazing & central heating. No chain. In need of some updating.





## 2 SPRINGFIELD AVENUE, ELBURTON, PLYMOUTH PL9 8PZ

### ACCOMMODATION

#### ENTRANCE HALL

Staircase ascending to the first floor with cupboards beneath. Doors providing access to the ground floor accommodation.

#### LOUNGE 20'6 x 11'10 (6.25m x 3.61m)

Dual aspect with a bay window to the rear and window to the front. Fireplace with a tiled surround, hearth and fitted gas fire. Doorway providing access to the dining room.

#### DINING ROOM 10'11 x 9'10 (3.33m x 3.00m)

Window to the rear elevation. Serving hatch through to the kitchen. A further doorway inter-communicates with the hall.

#### STUDY 10'2 x 7'5 (3.10m x 2.26m)

Window to the front elevation. Wall-mounted shelving.

#### KITCHEN 11'1 x 10'11 (3.38m x 3.33m)

Base and wall-mounted cabinets with work surfaces and stainless-steel single-drainer sink unit. Space for free-standing appliances. Plumbing for washing machine. Pantry. Window to the rear elevation. Partly-glazed door opening to a covered walkway.

#### COVERED WALKWAY

Doors at either end providing access to outside. Pitched polycarbonate-glazed roof.

#### CONSERVATORY 14'8 x 9'10 (4.47m x 3.00m)

Constructed in uPVC double-glazing beneath a pitched polycarbonate roof. Doors opening onto the garden.

#### DOWNSTAIRS WC

Fitted with a wc and corner-sited basin with a tiled splash-back. Obscured window to the side elevation.

#### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch with pull-down folding wooden ladder. Airing cupboard with slatted shelving, plumbed with a radiator.

#### BEDROOM ONE 11'10 x 10'10 (3.61m x 3.30m)

Window to the rear elevation. Recessed wardrobe. Built-in wardrobes with matching bedside cabinets and dressing table.

#### BEDROOM TWO 10'10 x 9 (3.30m x 2.74m)

Window to the rear elevation. Recessed wardrobe.

#### BEDROOM THREE 11'11 x 8'5 (3.63m x 2.57m)

Window to the rear elevation. Built-in wardrobe, cupboards and dressing table. Shelving.

#### BEDROOM FOUR 8'10 x 8'9 (2.69m x 2.67m)

Window to the front elevation with lovely views.

#### BATHROOM 7'4 x 4'9 (2.24m x 1.45m)

Comprising bath with electric shower system over and wash handbasin. Fully-tiled walls. Eaves storage. Obscured window to the side elevation.

#### SEPARATE WC

Fitted with a matching wc. Obscured window to the side elevation.

#### LOFT ROOM 16'10 x 7'4 (5.13m x 2.24m)

Accessed via a pull-down wooden loft ladder. The loft room has 2 Velux-style skylights to the front elevation with lovely views. Eaves storage at either end. Fitted desk to the rear with lighting, power points and telephone point.

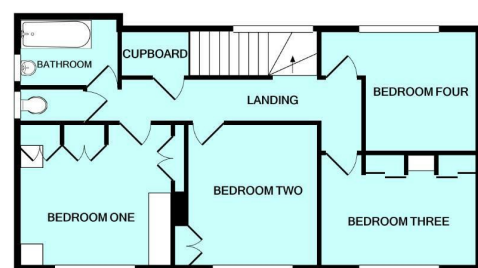
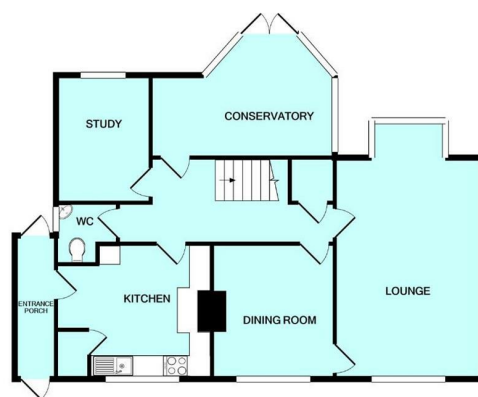
#### OUTSIDE

A small driveway provides access to the garage. There are gardens to the front, side and rear elevations which are laid to lawn and include a variety of mature shrubs and flowers. The gardens are enclosed by hedging. There are patio areas, 2 timber sheds, a greenhouse and 2 masonry storage sheds (to the rear of the garage).

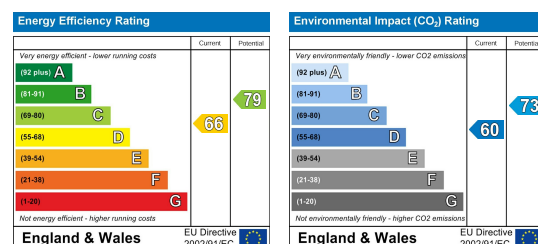
### Area Map



### Floor Plans



### Energy Efficiency Graph



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