



## 51 Springfield Close

Elburton, Plymouth, PL9 8QF

£299,950



Detached bungalow situated in this highly sought-after position in Elburton. The accommodation briefly comprises an entrance hall, open-plan lounge/dining room, fitted kitchen, 3 bedrooms & shower room. Built on to the rear of the property is a uPVC double-glazed conservatory. Front & rear gardens. Drive & garage. Double-glazing & central heating. No onward chain.





## 51 SPRINGFIELD CLOSE, ELBURTON, PL9 8QF

### ACCOMMODATION

Front door with glazed panels to one side opening into the entrance hall.

### ENTRANCE HALL

Providing access to the accommodation. Recessed boiler cupboard fitted with a Vaillant gas boiler. Further recessed cupboard with shelving. Loft hatch. Inset ceiling spotlights.

### LOUNGE/DINING ROOM 20'8 x 13'2 (6.30m x 4.01m)

Running the full-width of the bungalow with 2 windows to the front elevation, one of which is full-height. In the lounge area there is a fireplace with a polished stone inset and hearth with a fitted fire and timber surround.

### KITCHEN 10'6 x 6'11 (3.20m x 2.11m)

Base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Single drainer sink unit. Free-standing Hotpoint washing machine. Space for further free-standing appliances. Obscured window to the side elevation. Doorway leading to outside.

### BEDROOM ONE 10'3 x 10'4 (3.12m x 3.15m)

Built-in wardrobes. Window to the rear elevation.

### BEDROOM TWO 10'4 x 9' (3.15m x 2.74m)

Window to the rear elevation. Door opening into the conservatory.

### BEDROOM THREE 7'4 x 7'10 (2.24m x 2.39m)

Window to the side elevation.

### SHOWER ROOM 6'6 x 5'6 (1.98m x 1.68m)

Fitted with an enclosed shower with a curved glass screen, wc and wash handbasin set into a cabinet concealing the cistern and providing storage. Chrome wall-mounted towel rail/radiator. White partly-tiled walls. Tiled floor. Obscured window to the side elevation.

### CONSERVATORY 10' x 7'11 (3.05m x 2.41m)

Constructed in uPVC double-glazing beneath a pitched double-glazed roof. Tiled floor. Double doors opening to outside.

### GARAGE 15'4 x 7'10 (4.67m x 2.39m)

Up-&-over style door to the front elevation. Window to the side elevation. Lighting. Consumer unit. Gas and electric meter.

### OUTSIDE

To the front of the bungalow is a driveway providing off-road parking. The garden is laid to lawn with bordering shrubs and flowers. Chipping pathways lead around the side accessing the rear and providing access to the main front entrance. The rear garden is mainly laid to lawn, together with patio areas and an area laid to chippings with mature shrubs.

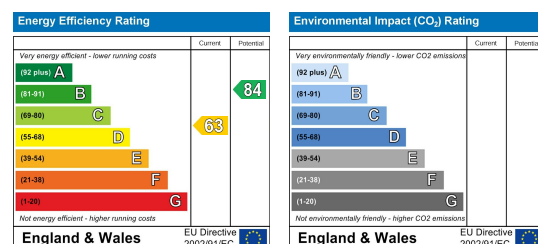
### Area Map



### Floor Plans



### Energy Efficiency Graph



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