



## 20 Whimbrel Way

Elburton, Plymouth, PL9 8GR

£435,000



A wonderful & beautifully presented modern house located convenient to a range of local amenities including schools and King George's playing fields. The property is situated on the edge of Vinery Lane and offers a lovely private plot with a feature landscaped westerly-facing rear garden. Adjacent to this is the double-length drive leading to the garage. The accommodation comprises a generous entrance hall, lounge, kitchen/dining room, utility, downstairs cloakroom/wc, 4 good-sized bedrooms, master ensuite shower room and family bathroom. Double-glazing & central heating.



## WHIMBREL WAY, ELBURTON, PL9 8GR

### ACCOMMODATION

Access to the property is gained via the part glazed entrance door leading into the entrance hall.

### ENTRANCE HALL 17'9" x 6'5" (5.43 x 1.96)

Providing access to the ground floor accommodation. Ample space for a study space. Feature flooring. Stairs rising to the first floor. Under-stairs storage cupboard. Double-glazed window with fitted shutters to the front elevation.

### DOWNSTAIRS CLOAKROOM/WC 3'5" x 6'7" (1.05 x 2.02)

Fitted with a low level toilet and a sink unit.

### LOUNGE 14'11" x 10'5" (4.57 x 3.20)

uPVC double-glazed double doors with fitted shutters providing a lovely outlook and access out onto the rear garden.

### KITCHEN/DINING ROOM 21'7" x 9'3" (6.60 x 2.84)

A dual aspect room with double-glazed windows with fitted shutters to the front and rear elevations. Central island with a breakfast bar. Range of eye-level and base units with complementary work surfaces. Integrated dishwasher. Wine cooler. Space for a free-standing dual fuel range cooker. Please note that the one in situ will be included in the sale price subject to suitable negotiation. Space for fridge-freezer. Feature flooring. Inset ceiling spotlights. Doorway leading into the utility room.

### UTILITY ROOM 6'8" x 5'4" (2.04 x 1.63)

Work surface with storage beneath. Space and plumbing for washing machine. Wall-mounted gas boiler. Part glazed door providing access to the rear garden.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Built-in storage cupboard.

### BEDROOM ONE 12'2" x 10'8" (3.73 x 3.26)

Double-glazed window with fitted shutters to the front elevation overlooking Vinery Lane. Doorway leading to the ensuite shower room.

### ENSUITE SHOWER ROOM 6'7" x 4'3" (2.03 x 1.31)

Lovely modern suite comprising a corner shower with a tiled area surround, shower unit and spray attachment, sink unit with a mixer tap and a low level toilet. Vertical towel rail/radiator. Double-glazed window to the front elevation.

### BEDROOM TWO 10'8" x 9'6" (3.26 x 2.92)

Double-glazed window with fitted shutters to the rear elevation.

### BEDROOM THREE 10'9" x 9'6" (3.28 x 2.91)

Double-glazed window with fitted shutters to the front elevation.

### BEDROOM FOUR 10'4" x 9'3" at widest point (3.15 x 2.82 at widest point)

Double-glazed window with fitted shutters to the rear elevation.

### FAMILY BATHROOM 5'9" x 6'11" (1.76 x 2.13)

Comprising a bath with twin hand grips, mixer tap, shower unit with spray attachment, shower screen and tiled area surround, sink unit with mixer tap and a low level toilet. Built-in extractor. Inset ceiling spotlights. Obscured double-glazed window to the rear elevation.

### GARAGE

Up-&-over door to the front elevation. Courtesy door to the rear.

### OUTSIDE

To the rear of the property there is a beautifully landscaped westerly-facing garden enclosed by timber fencing. The garden has a large seating area with outside power points adjacent to the rear of the property with a large awning over providing some shade. Beyond this steps lead up to a further sitting area bordered by mature trees and bushes. A gate leads from the rear garden to the drive, which provides space for 2 vehicles and access to the garage. To the side there is a further section of garden with raised planted borders and a gate leads to the front of the property.

### AGENT'S NOTE

There is an annual service charge of approximately £163.

### COUNCIL TAX

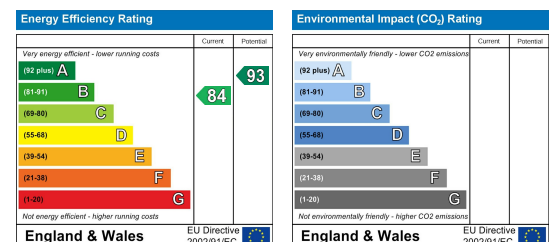
Plymouth City Council  
Council tax band E

## Area Map



## Floor Plans

## Energy Efficiency Graph



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