



## 2 Moorcroft Close

Elburton, Plymouth, PL9 8PF

£375,000



Beautifully-presented semi-detached house which has been extended to the rear. The accommodation briefly comprises an entrance porch, hallway with downstairs cloakroom/wc, lounge with a study area, stunning open-plan kitchen/dining room running the full-width of the property opening onto a generous level garden plus a separate utility. On the first floor there are 3 bedrooms & bathroom. A gravel driveway to the front provides off-road parking & access to the garage. Double-glazing & central heating.



MOORCROFT CLOSE, PLYMSTOCK, PL9 8PF

ACCOMMODATION

Front door opening into the entrance porch.

ENTRANCE PORCH 8'4 x 3'5 (2.54m x 1.04m)

Doorway leading into the hallway.

HALLWAY 22'7 x 6'11 (6.88m x 2.11m)

Providing access to the accommodation. Staircase rising to the first floor. Under-stairs cupboard. Further recessed cloak cupboard, also housing the consumer unit, gas meter and electric meter.

LOUNGE 22'7 x 12'1 (6.88m x 3.68m)

Window with a fitted blind to the front elevation. Double doors to the rear of the room opening into the kitchen/dining room.

KITCHEN/DINING ROOM 27'10 x 12'3 (8.48m x 3.73m)

A stunning open-plan room providing ample space for seating and dining. Fitted kitchen with breakfast bar, matching fascias and work surfaces. Inset one-&-a-half bowl single drainer sink unit. Built-in appliances include fridge, freezer, oven, hob and dishwasher. Plinth heater. Electric under-floor heating. 3 radiators. Inset ceiling spotlights. 2 Velux skylights. Window to the rear overlooking the garden. French doors with fitted blinds providing access to the outside and overlooking the garden.

UTILITY ROOM 7'6 x 7'5 (2.29m x 2.26m)

Plumbing for washing machine. Power and lighting.

DOWNSTAIRS CLOAKROOM/WC 7'7 x 3'8 (2.31m x 1.12m)

Fitted with a wc and a large square basin set onto a stand. Inset ceiling spotlights.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Hard wood hand rail and glass balustrade. Loft hatch.

BEDROOM ONE 12'3 x 11' (3.73m x 3.35m)

Window with a fitted blind to the front elevation providing lovely views. Inset ceiling spotlights.

BEDROOM TWO 11' x 10' (3.35m x 3.05m)

Window with a fitted blind to the rear elevation. Inset ceiling spotlights.

BEDROOM THREE 8'7 x 8'2 (2.62m x 2.49m)

Window with a fitted blind to the front elevation providing lovely views. Over-stairs cupboard. Inset ceiling spotlights.

SHOWER ROOM 8'2 x 5'5 (2.49m x 1.65m )

Comprising a walk-in shower with a fixed, head and an additional rinsing attachment and wall-mounted controls, wc and a basin set into a stand with drawer storage. Towel rail/radiator. Obscured window to the rear elevation. Inset ceiling spotlights.

GARAGE 11' x 7'8 (3.35m x 2.34m)

Up-&-over style door to the front elevation. Above the garage, there is an attic space with lighting. This area also houses the gas boiler.

OUTSIDE

To the front a gravel driveway provides access and off-road parking. A gravel pathway provides external access around the side of the property from front to rear. The rear garden is laid to lawn together with a patio area. There is a shed, an outside tap, outside power points and outside lighting.

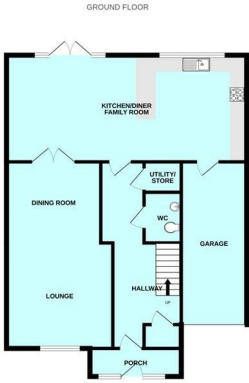
COUNCIL TAX

Plymouth City Council  
Council tax band C

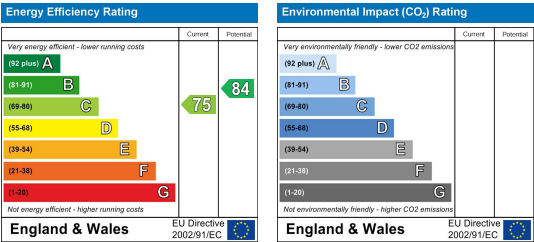
Area Map



Floor Plans



Energy Efficiency Graph



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