



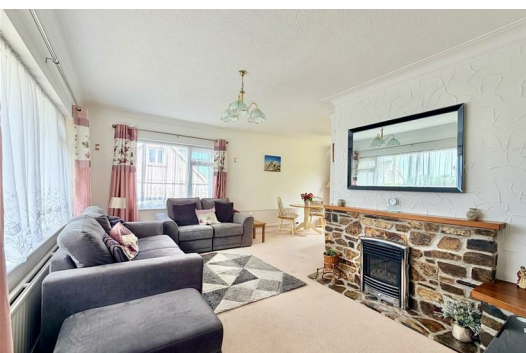
7 Hazelwood Crescent

Elburton, Plymouth, PL9 8BL

£375,000



A very nicely-presented detached dormer bungalow situated at the end of this highly popular cul-de-sac in Elburton. The accommodation briefly comprises an entrance porch and hallway, an open-plan 'L-shaped' lounge/dining room plus kitchen. There are 4 bedrooms in total, all doubles, with 2 on the ground floor and 2 on the first floor together with a ground floor bathroom. Garage & driveway. Private gardens. Double-glazing & central heating.



HAZELWOOD CRESCENT, ELBURTON, PL9 8BL

ACCOMMODATION

Sliding double-glazed door opening the entrance porch.

PORCH

Front door with an obscured glazed window to the side opening into the hallway.

ENTRANCE HALL 14'10 x 5'9 (4.52m x 1.75m)

Providing access to the accommodation. Staircase ascending to the first floor. Under-stairs storage cupboard.

LOUNGE/DINING ROOM 20'11 x 17'1 max dimensions (6.38m x 5.21m max dimensions)

An open-plan 'L-shaped' triple aspect room with windows to the front and side elevations, and French doors to the rear opening onto the garden. Ample space for seating and dining. Stone fireplace with a matching hearth, plinth and a 'Living Flame' glass-fronted gas fire.

KITCHEN 9'2 x 8'8 (2.79m x 2.64m)

Range of base and wall-mounted cabinets with matching fascias and work surfaces. Stainless-steel single drainer sink unit. Built-in oven. Inset hob with a splash-back and cooker hood above. Pantry with shelving. Integral fridge. Integral washing machine. Integral freezer. Concealed LED lighting. Window to the rear elevation overlooking the garden. Doorway leading to outside.

BEDROOM ONE 13'6 x 8'11 (4.11m x 2.72m)

Window to the front elevation.

BEDROOM TWO 9' x 8'10 (2.74m x 2.69m)

Window to the side elevation.

BATHROOM 5'10 x 5'6 (1.78m x 1.68m)

Comprising a bath with a shower system over, wc with a push-button flush and basin set into a cabinet providing storage and concealing the cistern. Chrome towel rail/radiator. Fully-tiled walls. Obscured window to the rear elevation.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Window to the rear elevation with lovely views. Cupboard with hanging rail and shelf. Eaves access.

BEDROOM THREE 16'11 max x 10'9 (5.16m max x 3.28m)

Dual aspect with windows to the side and rear elevations with lovely views from the rear. Eaves access. Alcove for wardrobe etc.

BEDROOM FOUR 11'9 x 10'6 (3.58m x 3.20m)

Dual aspect with windows to the side and rear elevations with lovely views from the rear. Eaves access. Alcove with shelf.

GARAGE 18' x 9'3 (5.49m x 2.82m)

Up-&-over door to the front elevation. Side access door. Window.

OUTSIDE

A driveway provides access to the property and off-road parking. A natural stone paved pathway leads to the main front entrance. The garden comprises areas laid to lawn together with mature planting, further natural stone pathways and a greenhouse.

COUNCIL TAX

Plymouth City Council
Council tax band D

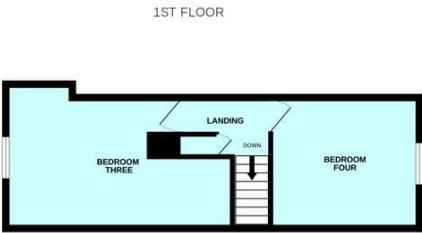
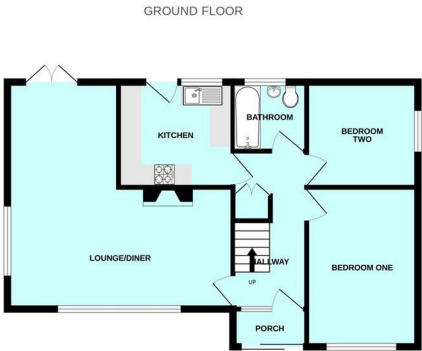
SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

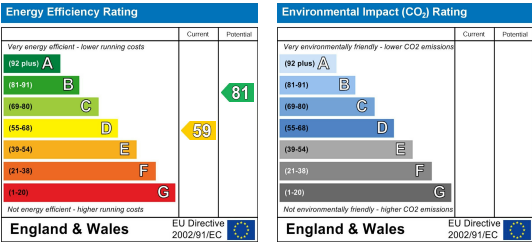
Area Map



Floor Plans



Energy Efficiency Graph



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