Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



41 Blackstone Close

Elburton, Plymouth, PL9 8UQ

£275,000

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A superbly-positioned end-terraced house in a lovely location and set within a generous corner plot with gardens to the front, side and rear elevations. To the rear there is garage on site together with adjacent parking. The accommodation briefly comprises an entrance porch, generous lounge with stairs to the first floor, separate dining room, kitchen and conservatory. On the first floor there are 3 bedrooms and a shower room. The property has double-glazing and central heating. Being sold with no onward chain.







BLACKSTONE CLOSE, ELBURTON, PL9 8UQ

ACCOMMODATION
uPVC door with matching window to side opening into the entrance porch.

ENTRANCE PORCH 5' x 2'8 (1.52m x 0.81m)
Sliding glazed doors opening into the lounge.

LOUNGE 16'10 x 12'9 (5.13m x 3.89m)
Stone-built fireplace with a gas fire and a plinth to side. Staircase rising to the first floor. Under-stairs cupboard, housing the electric meter and fuse box. Window with a fitted blind to the front elevation.

DINING ROOM 10'10 x 9'5 (3.30m x 2.87m)
Ample space for dining table and chairs. Sliding double-glazed doors leading to the conservatory. Separate door providing access to the kitchen.

KITCHEN 11'1 x 7'3 (3.38m x 2.21m)
Base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel single drainer sink unit. Free-standing cooker. Free-standing washing machine. Free-standing fridge-freezer. Additional larder cupboard with shelving. Further doorway leading into the lounge. Obscured glazed door with a window to side leading to the conservatory.

CONSERVATORY 17'2 x 5'10 (5.23m x 1.78m)
Constructed to the rear of the property. Single glazed with fitted blinds. Polycarbonate glazed roof.

FIRST FLOOR LANDING
Providing access to the first floor accommodation. Loft hatch. Window with fitted blinds to the side elevation.

BEDROOM ONE 13'2 x 10'3 (4.01m x 3.12m)
Window with fitted blinds to the front elevation. Built-in wardrobes. Additional cupboard housing the Worcester boiler with shelving beneath.

BEDROOM TWO 11'6 x 9'2 (3.51m x 2.79m)
Window to the rear elevation with lovely views over Elburton. Wardrobes.

BEDROOM THREE 9'10 x 6'5 (3.00m x 1.96m)
Window with a fitted blind to the front elevation. Over-stairs storage cupboard fitted with a hanging rail.

SHOWER ROOM 7'4 x 6'1 (2.24m x 1.85m)
Comprising a walk-in enclosed shower with a built-in shower system, pedestal basin and wc. Fitted with waterproof panelling to the walls. Towel rail/radiator. Obscured window to the rear elevation.

GARAGE 16'6 x 8'11 (5.03m x 2.72m)
Up-&-over door to the front elevation. Window to the rear elevation.

OUTSIDE
Adjacent to the garage, at the rear of the property, is a parking space. The rear garden is laid to paving. There are gardens to the front and side elevations, which are laid to lawn and bordering shrub and flower beds. Attractive dry stone walling. Pedestrian gate leading onto Blackstone Close. Wall and timber gateway secludes part of the side/rear gardens from the front. An arch timber gate to the rear accesses the parking space and garage.

COUNCIL TAX
Plymouth City Council
Council tax band C

Area Map

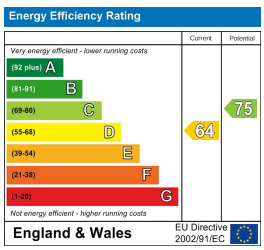


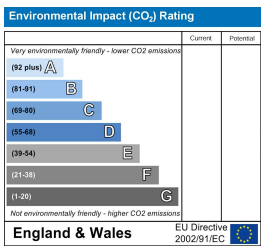
Floor Plans





Energy Efficiency Graph





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