



8 Springfield Avenue

Elburton, Plymouth, PL9 8PZ

£435,000



Superbly-presented detached house situated in a highly regarded position within Elburton enjoying a southerly-facing rear garden with a large terrace. To the front of the property, there is a garage and brick-paved parking. The accommodation briefly comprises an entrance hall with downstairs cloakroom/wc, dual aspect lounge plus a large open-plan kitchen/dining room. On the first floor there are 3 double bedrooms, a generous landing and a family bathroom. Double-glazing and central heating. No onward chain.



SPRINGFIELD AVENUE, ELBURTON, PL9 8PZ

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 13'5 x 8'3 (4.09m x 2.51m)

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

LOUNGE 18'9 x 10'11 (5.72m x 3.33m)

A dual aspect room with a window to the side elevation and French doors, with windows either side, to the rear opening onto the southerly-facing terrace. Chimney breast with Aga wood burner. Inset ceiling spotlights.

KITCHEN/DINING ROOM 20'1 x 15'8 at deepest point (6.12m x 4.78m at deepest point)

A generous open-plan room with a window to the rear and French doors opening onto the terrace. Ample space for dining table and chairs. Range of kitchen cabinets with a matching island complemented by hard wood work surfaces. Stainless-steel one-&-a-half bowl sink unit with a work-top mounted mixer tap. Zanussi induction hob with a circular stainless-steel cooker hood above. Integral Bosch dishwasher. Built-in Zanussi double oven. Integral washing machine. Integral fridge-freezer. Inset ceiling spotlights. Partly obscured glazed door leading to outside via the side elevation.

DOWNSTAIRS CLOAKROOM/WC 6'2 x 4'4 (1.88m x 1.32m)

Fitted with a wc and a pedestal basin with a tiled splash-back. Chrome towel rail/radiator. Wall-mounted Baxi gas boiler. Inset ceiling spotlights. Obscured window to the side elevation.

FIRST FLOOR LANDING 13'6 x 7'10 incl stairs (4.11m x 2.39m incl stairs)

Providing access to the first floor accommodation. Double airing cupboard with slatted shelving plumbed with a radiator. Loft hatch. Inset ceiling spotlights. Window with fitted blind to the front elevation.

BEDROOM ONE 18'10 x 10'11 (5.74m x 3.33m)

A generous dual aspect double bedroom with windows with fitted blinds. Built-in wardrobe. Inset ceiling spotlights.

BEDROOM TWO 9'10 x 12'5 at deepest point (3.00m x 3.78m at deepest point)

Window to the rear elevation. Wall-mounted hanging rails. Inset ceiling spotlights.

BEDROOM THREE 9'11 x 12'5 at deepest point (3.02m x 3.78m at deepest point)

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

BATHROOM 9'9 x 5'11 (2.97m x 1.80m)

Comprising a bath, large walk-in shower with a fixed glass screen and a built-in shower system, basin and wc with a push-button flush set into a cabinet providing storage and concealing the cistern. Chrome towel rail/radiator. Fully-tiled walls. Inset ceiling spotlights. Obscured window to the side elevation.

GARAGE 16'9 x 8'4 (5.11m x 2.54m)

Roller door to the front elevation. Power and lighting.

OUTSIDE

Running along the front of the property, is a brick-paved parking area plus a small driveway precedes the garage. There is a raised shrub bed with mature planting. Access is provided around both side elevations of the property. There are 2 timber sheds. Adjacent to the rear of the property, is a generous terrace laid in composite decking. Beyond the decking, the garden is laid to lawn together with a variety of mature planting to include eating apple and pear trees, plus plum and cherry. There is outside lighting and a wall-mounted Brabantia washing line.

COUNCIL TAX

Plymouth City Council
Council tax band E

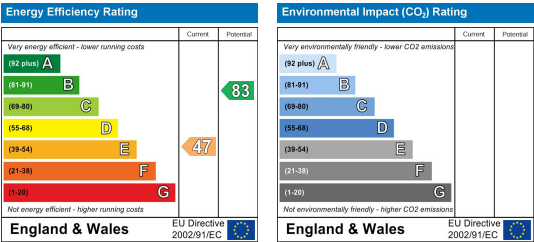
Area Map



Floor Plans



Energy Efficiency Graph



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