



## 40 Blackstone Close

Elburton, Plymouth, PL9 8UQ

£199,950



Superbly-positioned semi-detached family home with lovely views and gardens to the front & rear. Sought-after Elburton location comprising entrance hall, lounge with open plan access through into a dining area & beautifully-fitted kitchen with polished granite work surfaces, 3 bedrooms & a very nicely-fitted bathroom with separate shower. uPVC double-glazing & gas central heating. Garage in nearby block.



## 40 BLACKSTONE CLOSE, ELBURTON, PLYMOUTH PL9 8UW

### ACCOMMODATION

uPVC obscured double-glazed front door opening into the entrance hall.

### ENTRANCE HALL

Full-height window to the front elevation. Staircase ascending to the first floor with a storage cupboard beneath, housing the fuse box, gas and electric meters. Coved ceiling.

### LOUNGE 12'11 x 10'9 (3.94m x 3.28m)

uPVC double-glazed picture window to the front elevation with views. Coved ceiling. Polished limestone fireplace with a matching surround, hearth and fitted 'Living Flame'-style gas fire. Open plan access through into the dining room.

### DINING ROOM 10'10 x 9'6 (3.30m x 2.90m)

uPVC double-glazed patio doors to the rear overlooking and providing access to the garden. Coved ceiling.

### KITCHEN 10'10 x 7'2 (3.30m x 2.18m)

Beautifully-fitted with a range of modern cabinets with matching fascias, complemented by polished granite work surfaces with matching splash-backs. Partly-tiled walls. Stainless-steel single-drainer sink unit. Inset 4-burner Bosch gas hob with a built-in Bosch oven and grill. Recess for fridge/freezer. Other appliances include an integral slimline dishwasher and washing machine. Dual aspect with uPVC double-glazed windows and matching roller blinds to the rear and side elevations. uPVC double-glazed door leading to outside. Tiled floor. Spotlighting.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Coved ceiling. Loft hatch. uPVC double-glazed window to the side elevation with lovely views toward Dartmoor.

### BEDROOM ONE 13' x 10'3 wall-to-wall (3.96m x 3.12m wall-to-wall)

uPVC double-glazed window to the front elevation with fitted blinds and lovely views. Range of built-in wardrobes. Recessed cupboard with slatted shelving housing the Vaillant gas boiler. Coved ceiling.

### BEDROOM TWO 11'7 x 9'3 wall-to-wall (3.53m x 2.82m wall-to-wall)

uPVC double-glazed window to the rear elevation with fitted blinds overlooking the garden. Coved ceiling. Range of built-in wardrobes.

### BEDROOM THREE 9'7 x 6'5 (2.92m x 1.96m)

uPVC double-glazed window to the front elevation with views. Coved ceiling. Over-stairs cupboard fitted with hanging rail and shelving.

### BATHROOM 7'5 x 6'2 (2.26m x 1.88m)

Fitted with a modern suite comprising bath with mixer tap and rinsing shower attachment, separate shower cubicle, wc and wash handbasin set into a cabinet providing storage and concealing the cistern. Fully-tiled walls and floor. Chrome towel rail/radiator. uPVC obscured double-glazed window to the rear elevation. Wall-mounted mirror.

### GARAGE

Situated in a nearby block.

### OUTSIDE

The front garden has areas laid to lawn with steps and a pathway which lead to the main front entrance, continuing around the side of the property, accessing the rear. Also to the front there is a small shrub bed. To the rear the gardens are laid to lawn and patio with a variety of shrubs. Beyond the rear garden there is a pleasant backdrop of woods and countryside.

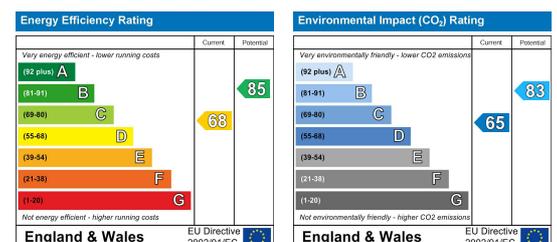
## Area Map



## Floor Plans



## Energy Efficiency Graph



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