



32 Portway Close

Elburton, Plymouth, PL9 8BA

Price Guide £350,000



Superbly situated detached home in this highly popular position within Elburton. The house occupies a corner plot with gardens to the front, side & rear elevations with the rear having a southerly aspect. The accommodation briefly comprises an entrance hall, lounge, open-plan kitchen/dining room leading to an extended conservatory with views over the garden & over rooftops to the surrounding countryside. On the first floor there are 3 bedrooms, a bathroom & a separate wc. Integral garage & driveway. Double-glazing & central heating. No onward chain.



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ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL

Staircase ascending to the first floor. Doorway opening into the lounge.

LOUNGE 15'11 x 12'2 (4.85m x 3.71m)

Dual aspect room with windows to the front and side elevations. Fireplace with a timber surround, tiled insert, stone hearth, a free-standing electric fire and a gas point. Under-stairs storage cupboard. Glazed double doors opening into the kitchen/dining room.

KITCHEN/DINING ROOM 15'6 x 9'5 (4.72m x 2.87m)

An open-plan room providing ample space for dining table and chairs. The kitchen cabinets are fitted with oak fascias and matching splash-back and work surfaces. Stainless-steel one-&-a-half bowl single drainer sink unit. Wall-mounted gas boiler. Space for cooker. Window to the rear elevation. Sliding doors opening into the conservatory. Doorway providing integral access to the garage.

CONSERVATORY 14'7 x 8'11 (4.45m x 2.72m)

FIRST FLOOR LANDING

Providing access to the first floor accommodation.

BEDROOM ONE 15'6 at widest point x 9' (4.72m at widest point x 2.74m)

Window to the front elevation.

BEDROOM TWO 8'6 x 8'6 (2.59m x 2.59m)

Window to the rear elevation.

BEDROOM THREE 8'6 x 6'8 (2.59m x 2.03m)

Window to the rear elevation.

BATHROOM 9'5 x 4'11 (2.87m x 1.50m)

Bath and wash hand basin. Cupboard housing the hot water cylinder. Window to the side elevation.

SEPARATE WC

WC. Window to the side elevation.

GARAGE 20'3 x 8'9 (6.17m x 2.67m)

Up-&-over style door to the front elevation. Pitched roof providing overhead storage. Utility area to the rear offering space and plumbing for washing machine with shelving above. Window to the rear elevation. Door to the rear leading to outside.

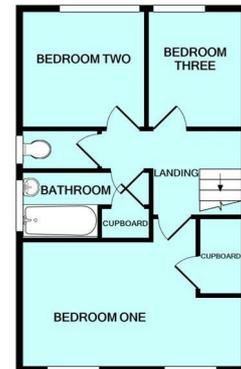
OUTSIDE

To the front a drive provides access to the garage. The front and side gardens are laid to chippings for ease of maintenance together with shrubs. To the rear the garden enjoys a southerly aspect. The rear garden is paved with bordering shrubs and hedges. There are lovely views from the rear over rooftops towards the South Hams countryside.

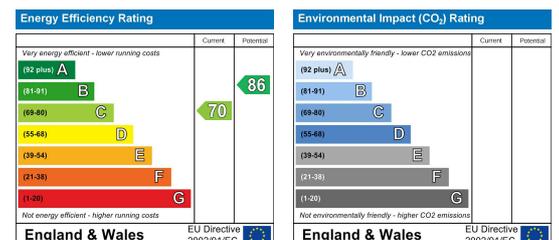
Area Map



Floor Plans



Energy Efficiency Graph



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