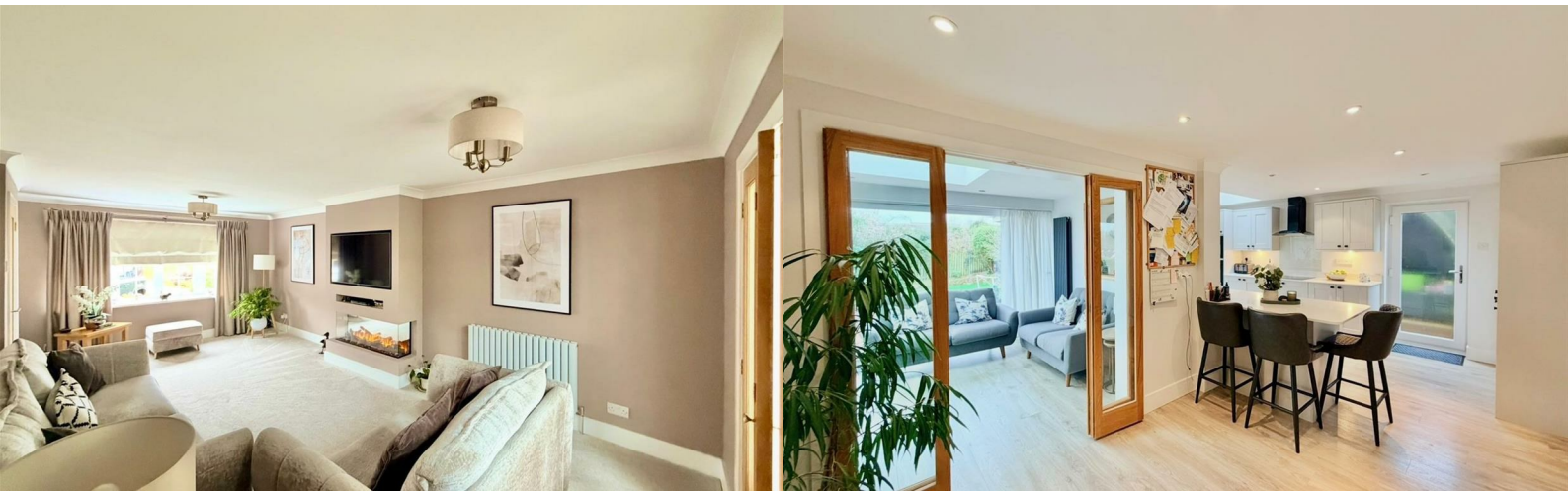




## 47 Brookwood Road

Elburton, Plymouth, PL9 8BN

£625,000



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## BROOKWOOD ROAD, ELBURTON, PLYMOUTH, PL9 8BN

### ACCOMMODATION

Front door opening into the entrance porch.

### ENTRANCE PORCH

7'4 x 3'8 (2.24m x 1.12m)

Further doorway opening into the hallway.

### ENTRANCE HALL

13'4 x 5'8 (4.06m x 1.73m)

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

### OPEN-PLAN KITCHEN/FAMILY

27'10 x 19'3 l-shaped room, max dimensions  
(8.48m x 5.87m l-shaped room, max dimensions)

A superb open-plan 'L-shaped' room with ample space for seating or dining. Breakfast bar. Range of matching cabinets and work surfaces with matching splash-backs. Inset one-&-a-half bowl sink unit. Built-in appliances including an oven, combination microwave oven, inset induction hob with a glass splash-back and a cooker hood above, dishwasher, fridge and freezer, washing machine and tumble dryer. Inset ceiling spotlights. Windows and doors to the rear and side elevations. Additional Velux skylight. Further obscured glazed door leading to outside via the side elevation. Bi-folding glazed doors opening into the sun lounge.

### SUN LOUNGE

19'9 x 9'4 (6.02m x 2.84m)

Windows with fitted blinds to 2 elevations. Additional Velux skylight. Sliding double-glazed doors leading to

outside. Secondary set of bi-folding doors providing access into the lounge.

### LOUNGE

21'3 x 11'3 (6.48m x 3.43m)

Media wall for TV etc. and a glass-fronted electric 'flame-effect' fire. Window to the front elevation. Bi-folding doors to the rear opening into the sun lounge.

### STUDY

10'4 x 7'4 (3.15m x 2.24m)

Window to the front elevation.

### DOWNSTAIRS CLOAKROOM/WC

6'4 x 5'9 (1.93m x 1.75m)

Fitted with a wall-hung wc with a concealed cistern and a push-button flush and a basin with storage beneath. Chrome towel rail/radiator. Cupboard housing the Worcester gas boiler. Inset ceiling spotlights. Partly-tiled walls. Obscured window to the side elevation.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch with a fold-down hatch and ladder. Airing cupboard with shelving and plumbed with a radiator.

### BEDROOM ONE

13'3 x 11'3 (4.04m x 3.43m)

Window to the rear elevation with nice views. Built-in wardrobes with matching bedside cabinets and chest of drawers. Doorway opening into the ensuite shower room.

### ENSUITE SHOWER ROOM

7'11 x 5'6 (2.41m x 1.68m)

Superbly-fitted with an enclosed double shower with a sliding glass door, basin and wc with a push-button

flush set into a cabinet providing storage and concealing the cistern. Illuminated mirror. Chrome towel rail/radiator. Fully-tiled walls. Inset ceiling spotlights. Obscured window with a fitted blind to the front elevation.

### BEDROOM TWO

11'3 x 9'10 (3.43m x 3.00m)

Window to the front elevation. Recessed double wardrobe.

### BEDROOM THREE

9'10 x 9'10 (3.00m x 3.00m)

Window to the rear elevation with nice views.

### BEDROOM FOUR

9'6 x 6'11 (2.90m x 2.11m)

Currently used a study. Window with a fitted blind to the rear elevation with nice views.

### FAMILY BATHROOM

7'11 x 5'6 (2.41m x 1.68m)

Comprising a bath with shower system over and a glass shower screen, wc and basin with storage beneath. Chrome towel rail/radiator. Fully-tiled walls. Inset ceiling spotlights. Obscured window with a fitted blind to the front elevation.

### DOUBLE GARAGE

17'3 x 16'2 (5.26m x 4.93m)

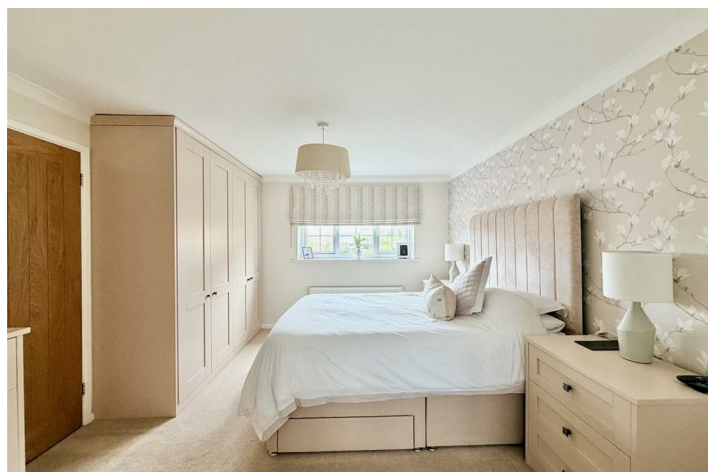
A detached double garage constructed beneath a pitched roof. Remote double door to the front elevation. Power and lighting. Alarm. Window to the side elevation. Side access door.

### OUTSIDE

To the front a driveway provides access and off-road parking. There is a small front garden laid to lawn together with some shrubs. A pathway leads around the side of the house, accessing the rear. The rear garden, which enjoys a south-westerly aspect, is mainly laid to lawn with bordering shrub beds. There is a brick-paved terrace/patio area laid adjacent to the property and outside power points.

### COUNCIL TAX

Plymouth City Council  
Council tax band F



## Road Map



## Hybrid Map

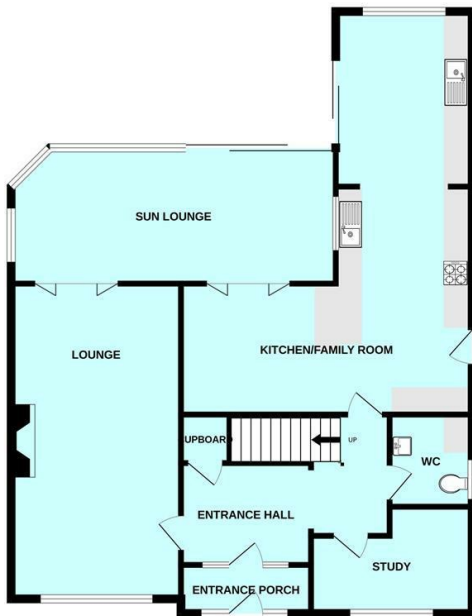


## Terrain Map

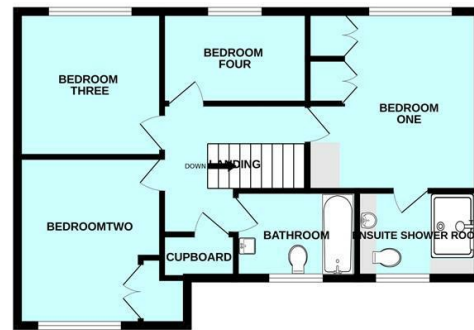


## Floor Plan

GROUND FLOOR



1ST FLOOR

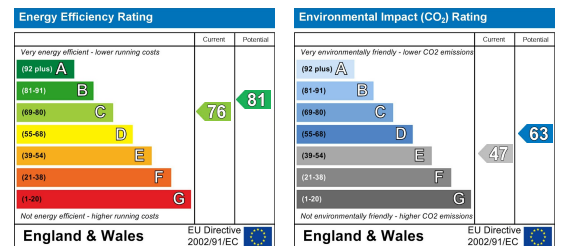


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## Viewing

Please contact our Plymouth Office on 01752 401128 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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