



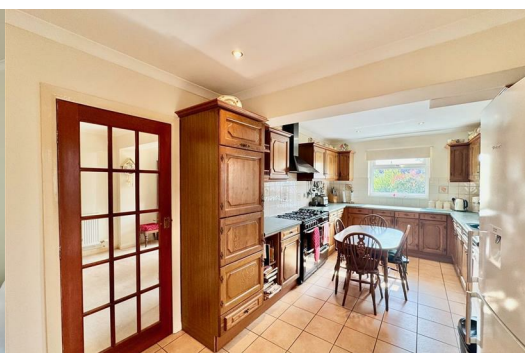
22 Haye Road

Elburton, Plymouth, PL9 8HR

£399,950



Being sold with no onward chain is this lovely extended detached family residence. It is located on the edge of Elburton & enjoys spacious accommodation throughout. The accommodation comprises an entrance porch & hall, downstairs cloakroom/wc, lounge leading through to an extended dining room & kitchen/breakfast room together with a utility. On the first floor there are 3 generous double bedrooms, master ensuite shower room & family bathroom. Externally there are attractive mature gardens to the front & rear. Off-road parking for a number of vehicles leading to a drive, garage & carport. Double-glazing & central heating.



HAYE ROAD, ELBURTON, PL9 8HR

ACCOMMODATION

Access to the property is gained via the part uPVC double-glazed entrance door leading into the entrance porch.

ENTRANCE PORCH 7'1" x 3'1" (2.18 x 0.94)

Double-glazed window to the front elevation. Part-glazed wooden inner door leading into the entrance hall.

ENTRANCE HALL 11'0" x 5'10" (3.37 x 1.80)

Providing access to the accommodation. Stairs rising to the first floor. Double-glazed window to the side elevation.

DOWNSTAIRS CLOAKROOM/WC 6'1" x 2'9" (1.87 x 0.84)

White suite comprising a low level toilet and pedestal wash basin. Built-in under-stairs storage cupboard.

LOUNGE 25'2" x 13'9" max dimensions (7.68 x 4.20 max dimensions)

A dual aspect main reception room with double-glazed bay window to the front elevation. Feature fireplace with inset 'Living Flame' electric fire. Obscured double-glazed window to the side elevation. Doorway leading through to the dining room.

DINING ROOM 20'10" x 10'5" at widest points (6.36 x 3.19 at widest points)

Full-length double-glazed window and fully-glazed door leading out onto the rear patio and garden. Doorway leading to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 20'5" x 9'8" incl kitchen units (6.24 x 2.95 incl kitchen units)

Series of matching wooden-fronted eye-level and base units with rolled-edge work surfaces and tiled splash-backs. Inset one-&-a-half bowl single drainer sink unit with mixer tap. Free-standing gas range cooker with double-sized extractor hood above. Space and plumbing for dishwasher. Space for fridge-freezer. Double-glazed windows to the side and rear elevations. Tiled floor. Obscured double-glazed window to the side elevation. Doorway leading into the utility.

UTILITY 9'4" x 6'2" (2.87 x 1.89)

Range of matching eye-level and base units with work surfaces. Inset single drainer sink unit with mixer tap. Space and plumbing for washing machine and tumble dryer. Wall-mounted gas boiler. Obscured double-glazed to the side elevation.

FIRST FLOOR LANDING 12'4" x 6'3" (3.77 x 1.92)

A spacious area providing access to the first floor accommodation. Loft hatch. Obscured double-glazed window to the side elevation.

BEDROOM ONE 20'2" x 8'7" (6.17 x 2.64)

2 double-glazed windows to the rear elevation. Doorway leading to the ensuite shower room.

ENSUITE SHOWER ROOM 7'5" x 5'9" (2.27 x 1.77)

White modern suite comprising a corner shower cubicle with tiled area surround and a shower unit with spray attachment, pedestal wash basin and low level toilet. Vertical towel rail/radiator. Obscured double-glazed window to the side elevation.

BEDROOM TWO 10'9" x 8'3" excl door recess (3.30 x 2.53 excl door recess)

Double-glazed window to the front elevation.

BEDROOM THREE 10'10" x 8'11" (3.32 x 2.74)

Double-glazed window to the front elevation.

FAMILY BATHROOM 7'6" x 5'10" (2.31 x 1.78)

White modern suite comprising a panel bath with a tiled area surround, twin hand grips and a mixer tap with spray attachment, pedestal basin and a low level toilet. Built-in storage cupboard. Vertical towel rail/radiator. Obscured double-glazed window to the side elevation.

GARAGE

Up-&-over door to the front elevation. Window to the side elevation. Power.

OUTSIDE

To the front of the property double gates lead to the tarmac drive providing off-road parking to the front. The drive leads down the side of the property to the car port and the garage. Adjacent to the drive is a lawned and planted front garden area with mature trees and shrubs. A side gate between the rear of the property and the garage leads to a paved patio area with steps leading down to a further sitting area. Beyond this, there is a central lawn bordered by mature shrubs, bushes and various fruit trees. Towards the end of the garden there is a timber shed with a small patio area to one side.

COUNCIL TAX

Plymouth City Council

Council tax band E

SERVICES

The property is connected to main gas, electricity and water. Private drainage.

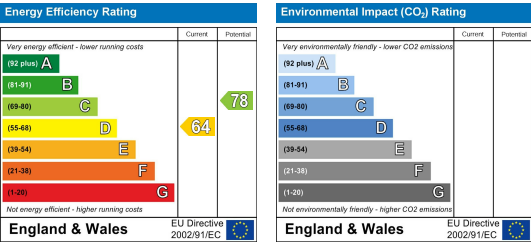
Area Map



Floor Plans



Energy Efficiency Graph



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