



## 5 Netton Close

Elburton, Plymouth, PL9 8UL

**Price Guide £270,000**



Superbly-presented semi-detached family home within this highly popular residential district within Elburton & within easy walk to Elburton village through the local park. The accommodation briefly comprises an entrance porch & inner hallway, lounge & dining room, kitchen & on the first floor 3 bedrooms, bathroom & separate wc. Front, side & rear gardens. Driveway & garage & additional parking area to the side elevation. Double-glazing & central heating. No onward chain.



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### ACCOMMODATION

Front door opening into the entrance porch.

### ENTRANCE PORCH 5'10 x 3'4 (1.78m x 1.02m)

Circular uPVC double-glazed windows at either side of the front door. Window to the front elevation. Further doorway with window to side opening into the hallway.

### HALLWAY 12'8 x 6' (3.86m x 1.83m)

uPVC double-glazed window to the front elevation. Staircase ascending to the first floor. Under-stairs cupboard housing the gas meter, electric meter and consumer unit.

### LOUNGE 13' x 10'9 (3.96m x 3.28m)

uPVC double-glazed window to the front elevation. Chimney breast with fireplace featuring an electric fire. Open-plan access through into the dining room.

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

Sliding doors to the rear overlooking the garden.

### KITCHEN 11'3 x 7'2 (3.43m x 2.18m)

Fitted with a range of base and wall-mounted cabinets with white gloss fascias, work surfaces and tiled splash-backs. Stainless-steel one-&-a-half bowl single drainer sink unit. Built-in oven and hob with a cooker hood and a glass splash-back. Original built-in larder style cupboard with shelf. uPVC double-glazed windows to the side and rear elevations. Door leading to the outside.

### FIRST FLOOR LANDING

uPVC double-glazed window with fitted blind to the side elevation. Loft hatch.

### BEDROOM ONE 12'8 x 10'4 (3.86m x 3.15m)

uPVC double-glazed window to the front elevation with lovely views towards Elburton. Original built-in cupboard with slatted shelving. Fitted wardrobes.

### BEDROOM TWO 11'6 x 9'4 wall-to-wall ( 3.51m x 2.84m wall-to-wall)

uPVC double-glazed window to the rear elevation overlooking the garden. Built-in wardrobes with sliding mirrored doors.

### BEDROOM THREE 9'4 x 6'6 (2.84m x 1.98m)

Double-glazed window to the front elevation with views. Over-stairs boiler cupboard with slatted shelving housing the Worcester gas boiler.

### BATHROOM 6'1 x 4'9 (1.85m x 1.45m)

Bath with a shower system above and a glass screen and wash handbasin with a cupboard beneath. Partly-tiled walls. Medicine cabinet with mirrored door. Chrome towel rail/radiator. Wall-mounted mirror with light and shaver point above. Obscured uPVC double-glazed window to the rear elevation.

### SEPARATE WC

Fitted with a white wc with a tiled surround. Obscured uPVC double-glazed to the rear elevation.

### GARAGE 16'10 x 9' (5.13m x 2.74m)

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

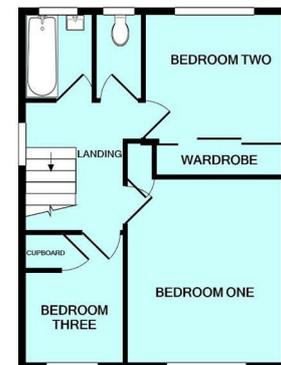
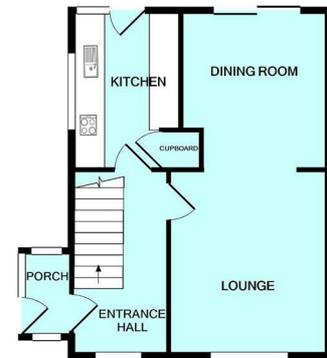
### OUTSIDE

The gardens to the front are laid to lawn with mature shrubs to the side and a gravelled parking area with drop kerb. The rear gardens are laid to lawn and patio together with bordering shrubs and a timber shed.

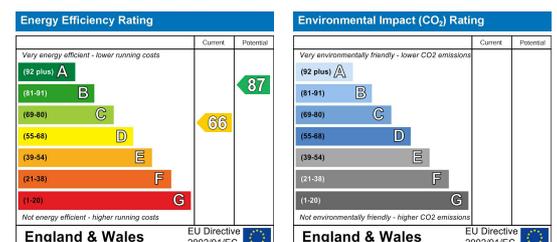
## Area Map



## Floor Plans



## Energy Efficiency Graph



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