Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



8 Springfield Avenue

Elburton, Plymouth, PL9 8PZ

£435,000

3 | 1 | 1 | E

Superbly-presented detached house situated in a highly regarded position within Elburton enjoying a southerly-facing rear garden with a large terrace. To the front of the property, there is a garage and brick-paved parking. The accommodation briefly comprises an entrance hall with downstairs cloakroom/wc, dual aspect lounge plus a large open-plan kitchen/dining room. On the first floor there are 3 double bedrooms, a generous landing and a family bathroom. Double-glazing and central heating. No onward chain.







SPRINGFIELD AVENUE, ELBURTON, PL9 8PZ

ACCOMMODATION
Front door opening into the entrance hall.

ENTRANCE HALL 13'5 x 8'3 (4.09m x 2.51m)
Providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs cupboard.

LOUNGE 18'9 x 10'11 (5.72m x 3.33m)
A dual aspect room with a window to the side elevation and French doors, with windows either side, to the rear opening onto the southerly-facing terrace. Chimney breast with Aga wood burner. Inset ceiling spotlights.

KITCHEN/DINING ROOM 20'1 x 15'8 at deepest point (6.12m x 4.78m at deepest point)
A generous open-plan room with a window to the rear and French doors opening onto the terrace. Ample space for dining table and chairs. Range of kitchen cabinets with a matching island complemented by hard wood work surfaces. Stainless-steel one-&-a-half bowl sink unit with a work-top mounted mixer tap. Zanussi induction hob with a circular stainless-steel cooker hood above. Integral Bosch dishwasher. Built-in Zanussi double oven. Integral washing machine. Integral fridge-freezer. Inset ceiling spotlights. Partly obscured glazed door leading to outside via the side elevation.

DOWNSTAIRS CLOAKROOM/WC 6'2 x 4'4 (1.88m x 1.32m)
Fitted with a wc and a pedestal basin with a tiled splash-back. Chrome towel rail/radiator. Wall-mounted Baxi gas boiler. Inset ceiling spotlights. Obscured window to the side elevation.

FIRST FLOOR LANDING 13'6 x 7'10 incl stairs (4.11m x 2.39m incl stairs)
Providing access to the first floor accommodation. Double airing cupboard with slatted shelving plumbed with a radiator. Loft hatch. Inset ceiling spotlights. Window with fitted blind to the front elevation.

BEDROOM ONE 18'10 x 10'11 (5.74m x 3.33m)
A generous dual aspect double bedroom with windows with fitted blinds. Built-in wardrobe. Inset ceiling spotlights.

BEDROOM TWO 9'10 x 12'5 at deepest point (3.00m x 3.78m at deepest point)
Window to the rear elevation. Wall-mounted hanging rails. Inset ceiling spotlights.

BEDROOM THREE 9'11 x 12'5 at deepest point (3.02m x 3.78m at deepest point)
Window with a fitted blind to the rear elevation. Inset ceiling spotlights.

BATHROOM 9'9 x 5'11 (2.97m x 1.80m)
Comprising a bath, large walk-in shower with a fixed glass screen and a built-in shower system, basin and wc with a push-button flush set into a cabinet providing storage and concealing the cistern. Chrome towel rail/radiator. Fully-tiled walls. Inset ceiling spotlights. Obscured window to the side elevation.

GARAGE 16'9 x 8'4 (5.11m x 2.54m)
Roller door to the front elevation. Power and lighting.

OUTSIDE
Running along the front of the property, is a brick-paved parking area plus a small driveway precedes the garage. There is a raised shrub bed with mature planting. Access is provided around both side elevations of the property. There are 2 timber sheds. Adjacent to the rear of the property, is a generous terrace laid in composite decking. Beyond the decking, the garden is laid to lawn together with a variety of mature planting to include eating apple and pear trees, plus plum and cherry. There is outside lighting and a wall-mounted Brabantia washing line.

COUNCIL TAX
Plymouth City Council
Council tax band E

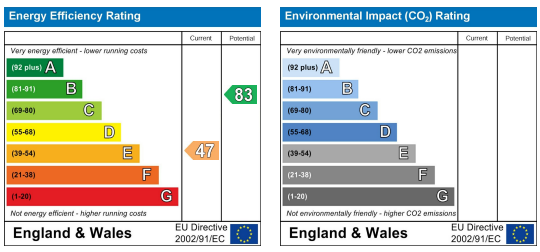
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

2 The Broadway, Plymstock, Plymouth, Devon, PL9 7AW
Tel: 01752 401128 | Email: enquiries@julianmarks.co.uk | www.julianmarks.co.uk