



47 Brookwood Road

Elburton, Plymouth, PL9 8BN

£499,950



A superb opportunity to acquire this beautifully presented executive style detached house in a highly sought after position within Elburton. Stunning throughout with plentiful reception space together with 4 bedrooms, family bathroom and master en-suite. Lots of parking plus a double garage and west facing garden to the rear.



47 BROOKWOOD ROAD, ELBURTON, PLYMOUTH, PL9 8BN

ACCOMMODATION

uPVC double glazed front door with matching side panels into porch.

ENTRANCE PORCH 7'4 x 3'4 (2.24m x 1.02m)

Oak framed double glazed door with matching side panels into entrance hall.

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

Wood effect laminate floor. Under-stairs storage cupboard with light. Security alarm control panel. White panel doors lead off to all rooms.

DOWNSTAIRS CLOAKROOM/UTILITY ROOM 6'4 x 5'9 (1.93m x 1.75m)

Fitted with a 2 piece white suite comprising a low level wc, pedestal wash-hand basin, base cupboard with surface over. Tiled surround. Plumbing for washing machine. Space for tumble-dryer. Double wall cupboard. Wall mounted gas boiler which services the central heating and domestic hot water. uPVC obscured double glazed window and extractor fan. Spotlights.

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

Feature fireplace surround with living flame modern gas fire inset with black marble hearth. uPVC bow window overlooking the front. Coved ceiling. Bi-fold double doors opening into garden room/conservatory.

GARDEN ROOM/CONSERVATORY 19'8 x 10 (5.99m x 3.05m)

This is a fabulous room with uPVC double glazed windows overlooking the rear garden. Double glazed sliding patio door opening to the rear garden. 2 Velux double glazed skylight windows. Feature wood-burning stove on a slate hearth. Spotlighting. From this room there are also double bi-folding doors opening to the breakfast room/through kitchen diner.

BREAKFAST ROOM/KITCHEN DINER 9'9 x 9'6 (2.97m x 2.90m)

With wood effect laminate flooring throughout. Coved ceiling and spotlighting. The kitchen area is well fitted with an extensive range of white high gloss cupboards comprising eye level wall units with matching base cupboards and drawers all of which have granite work surfaces over with matching up-stands incorporating a stainless steel 1-and-a-half drainer sink unit and mixer tap. The granite work surface extends to a breakfast bar at one end. Integrated 5-ring gas hob with extractor canopy over. Built-in electric double oven. Built-in dishwasher. Spotlighting.

KITCHEN/DINER 28'7 x 9'3 (8.71m x 2.82m)

The dining area is at one end of the kitchen diner with uPVC double glazed window overlooking the rear garden. uPVC double glazed sliding door opening to the patio and garden. Coved ceiling.

STUDY 10'5 x 7'4 (3.18m x 2.24m)

uPVC double glazed window overlooking the front. Coved ceiling. Media points.

FIRST FLOOR LANDING 9'6 x 9'3 (2.90m x 2.82m)

With loft hatch having a pull-down ladder, insulated part-boarded roof space with light. Built-in airing cupboard with slatted shelving. White panelled doors leading off to all rooms.

MASTER BEDROOM 13'4 x 11'3 (4.06m x 3.43m)

uPVC double glazed window overlooking the rear. Fitted double wardrobe. Panelled door to the en-suite shower.

EN-SUITE SHOWER ROOM 8' x 5'7 (2.44m x 1.70m)

With a 3 piece suite comprising a fully tiled shower cubicle with shower. Low level wc. Vanity wash-hand circular porcelain sink with mixer tap. uPVC obscured glass double glazed window. Chrome towel rail. Spotlighting and extractor fan.

BEDROOM TWO 11'12 x 9'10 (3.35m x 3.00m)

uPVC double glazed window overlooking the front. Built-in double wardrobe. Coved ceiling.

BEDROOM THREE 9'10 x 9'10 (2.74m x 3.05m)

uPVC double glazed window overlooking the rear. Coved ceiling.

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

uPVC double glazed window overlooking the rear. Coved ceiling.

BATHROOM 8' x 5'8 (2.44m x 1.73m)

Fitted with a 3 piece white suite comprising a fully tiled surround bath with shower, glass screen rail and curtain. Pedestal wash hand basin with tiled splash-back. Low level wc. Chrome heated towel rail. uPVC double glazed obscured glass window. Spotlighting and extractor fan.

OUTSIDE

To the front of the property there is a small area of lawned garden with shrubs. There is access along either side of the property with a storage cupboard underneath the property to one side. The wrought iron gate leads along the north facing side of the property where there is a raised shrub bed, outside tap, outside light. The rear garden itself is fully enclosed by both timber fencing and natural hedge. The garden is laid to lawn with raised borders and shrubs and there is a good sized brick paved patio area. The garden is south facing enjoying much of the days sunshine. Within the garden there is a good sized timber shed. Outside power points. Outside lights and security light.

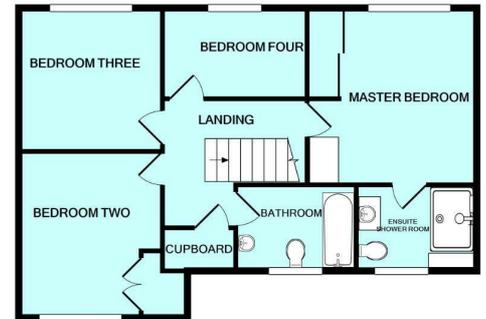
DOUBLE GARAGE 17'6 x 15'6 (5.33m x 4.72m)

Detached brick built double garage with pitched roof. Up and over double garage door. uPVC double glazed obscured glass. Courtesy door with matching window to the side. The garage has power and light. There is access along either side of the property with a storage cupboard underneath the property to one side. The wrought iron gate leads along the north facing side of the property where there is a raised shrub bed, outside tap, outside light. To the front is a private drive with off-road parking for at least 6 vehicles.

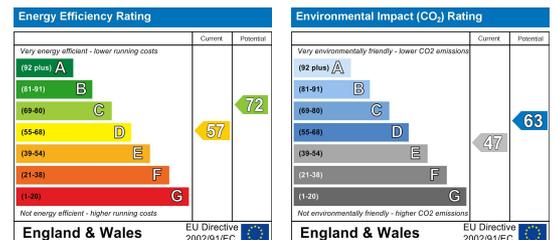
Area Map



Floor Plans



Energy Efficiency Graph



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