



48 Blackstone Close

Elburton, Plymouth, PL9 8UQ

£325,000



Superbly-presented semi-detached house situated in this highly regarded position within Elburton. The accommodation briefly comprises an entrance porch and a superb open-plan 'L-shaped' ground floor living space and kitchen. On the first floor a landing provides access to 3 double bedrooms, bathroom plus an additional first floor wc. Externally there is a brick-paved driveway & garage together with lovely gardens to the rear. Double-glazing & central heating. No onward chain.



BLACKSTONE CLOSE, ELBURTON, PL9 8UQ

ACCOMMODATION

Front door opening into the entrance porch.

ENTRANCE PORCH 5'1 x 3'8 (1.55m x 1.12m)

Windows to one side. Further doorway, which is glazed, opening into the living room.

OPEN-PLAN LOUNGE/DINING ROOM 22'8 x 11'9 (6.91m x 3.58m)

An open-plan dual aspect room with a window with fitted blinds to the front elevation and French doors with fitted blinds to the rear leading to the garden. Fitted flooring. Inset ceiling spotlights. Doorway concealing the staircase leading to the first floor.

KITCHEN 12'1 x 10' at widest point (3.68m x 3.05m at widest point)

Fitted with a contemporary range of base and wall-mounted cabinets with white gloss fascias, matching work surfaces and tiled splash-backs. Inset one-&-a-half bowl single drainer sink unit. Built-in Bosch double oven and grill. Separate Bosch electric hob with a splash-back and a cooker hood above. Space for washing machine and dishwasher. Recess for fridge-freezer. Wall-mounted Vaillant gas boiler. Fitted flooring. Inset ceiling spotlights. Window with fitted blinds to the rear elevation overlooking the garden.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch with pull-down loft ladder. Obscured window to the side elevation, on the half landing providing natural light to the staircase.

BEDROOM ONE 11'11 x 10'8 (3.63m x 3.25m)

Window with fitted blind to the front elevation providing lovely views over Elburton towards Dartmoor.

BEDROOM TWO 10'7 x 10'3 (3.23m x 3.12m)

Window with fitted blind to the rear elevation with nice views over the garden.

BEDROOM THREE 9'5 x 8'9 (2.87m x 2.67m)

Window with fitted blind to the front elevation with views over Elburton towards Dartmoor.

BATHROOM 8'6 x 4'9 (2.59m x 1.45m)

Comprising a bath with a built-in shower system over and a glass screen, basin with drawer storage beneath and wc. Towel rail/radiator. Tiled floor. Fully-tiled walls. Inset ceiling spotlights. Dual aspect with obscured windows to the side and rear elevations.

ADDITIONAL WC 6'3 x 2'6 (1.91m x 0.76m)

Fitted with a wc with a cistern-top basin. Obscured window to the side elevation.

GARAGE 16'11 x 8'2 (5.16m x 2.49m)

Up-&-over style door to the front elevation. Side access door. Power and lighting. Consumer unit. Electric meter. Gas meter. High ceiling with overhead storage.

OUTSIDE

To the front, a brick-paved driveway provides off-road parking and access to the garage. There is an area of garden next to the driveway. The rear garden is terraced with areas laid to lawn and patio. The top of the garden backs onto woodland. From the top there are lovely views.

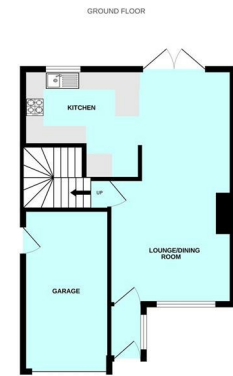
COUNCIL TAX

Plymouth City Council
Council tax band C

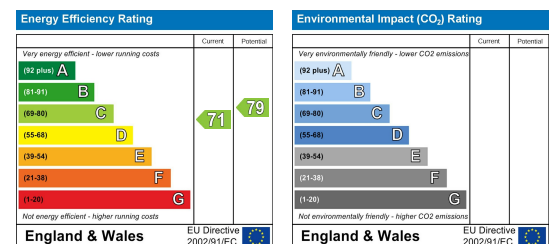
Area Map



Floor Plans



Energy Efficiency Graph



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