



## 3 Hazelwood Crescent

Elburton, Plymouth, PL9 8BL

£399,950



Link detached dormer bungalow occupying a level plot situated in this highly sought-after location in Elburton. The accommodation briefly comprises an entrance hall, dual aspect lounge, separate dining room leading to an extended uPVC double-glazed conservatory, kitchen, ground floor double bedroom, bathroom plus 2 first floor double bedrooms & shower room/wc. Other features include a large garage, parking, gardens, double-glazing & central heating. Being sold with no onward chain.





HAZELWOOD CRESCENT, ELBURTON, PL9 8BL

ACCOMMODATION

ENTRANCE PORCH

Front door opening into the hallway.

HALLWAY 16'6 x 9'11 max dimensions (5.03m x 3.02m max dimensions)

Providing access to the ground floor accommodation. Staircase leading to the first floor. Under-stairs cupboard housing the consumer unit and electric meter. Double cloak cupboard.

LOUNGE 18'5 x 12'6 (5.61m x 3.81m)

A dual aspect room with windows to 2 elevations. Fireplace with a tiled surround, hearth and a fitted 'Living Flame' gas fire.

DINING ROOM 11'3 x 10'1 (3.43m x 3.07m)

Window to the side elevation. Sliding double-glazed doors opening into the conservatory.

CONSERVATORY 14'5 x 8'11 (4.39m x 2.72m)

uPVC double-glazed windows. Solid roof. Door leading to outside.

KITCHEN 12'7 x 11'9 (3.84m x 3.58m)

Range of fitted cabinets with work surfaces and tiled splash-backs. Stainless-steel single drainer sink unit. Space for cooker. Space and plumbing for washing machine. Space for breakfast table and chairs. Wall-mounted Worcester gas boiler. Window to the rear elevation. Doorway providing integral access into the garage.

BEDROOM ONE 13'7 x 10'1 (4.14m x 3.07m)

Window to the front elevation. Built-in wardrobe.

BATHROOM 6'7 x 6'3 (2.01m x 1.91m)

Comprising a corner-style bath with a shower system over, pedestal basin and wc. Fully-tiled walls. Obscured window to the rear elevation.

FIRST FLOOR LANDING 13'5 x 6'9 (4.09m x 2.06m)

Providing access to the first floor accommodation. Loft hatch. Eaves storage cupboard. Further built-in cupboard with slatted shelving. Window to the rear with lovely views.

BEDROOM TWO 15'9 x 10' (4.80m x 3.05m)

Dual aspect with windows to the rear and side elevations, with lovely views from the rear. Fitted cabinets. Eaves storage access.

BEDROOM THREE 12'7 x 8'11 (3.84m x 2.72m)

Window to the side elevation.

SHOWER ROOM/WC 9'6 x 5'5 (2.90m x 1.65m)

Fitted with a double-sized enclosed shower with waterproof panelling to the walls, wc and basin set onto a cabinet. Partly-tiled walls. Obscured window to the side elevation.

GARAGE 30'10 x 12'5 (9.40m x 3.78m)

Roller door to the front elevation. Power and lighting. Fuse box. Windows to the rear and side elevations. Door leading to outside.

OUTSIDE

To the front a brick-paved driveway leads to the garage. There is a tarmac area running across the front elevation providing additional off-road parking and an area laid to chippings with shrub and flower beds. A matching brick-paved path runs around the side of the bungalow providing access to the side and rear gardens. The garden to the side is also laid to chippings with shrub and flower beds. The garden area to the rear of the property is laid to patio together with a raised shrub and flower bed.

COUNCIL TAX

Plymouth City Council  
Council tax band E

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

ELBURTON

The suburb of Elburton and Dunstone forms part of Plymstock and is just a short drive to the bustling university city of Plymouth. Set within the highly regarded area of the South Hams, Elburton is surrounded by glorious coast and countryside which offer endless scope for leisure pursuits. The village-style centre has plenty of amenities for local residents including excellent local primary and secondary schools.

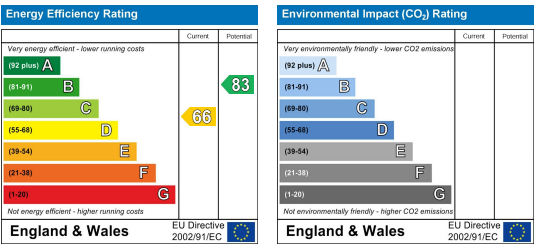
Area Map



Floor Plans



Energy Efficiency Graph



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