



## 189 Elburton Road

Elburton, Plymouth, PL9 8HX

£499,950



A spacious older-style detached house with accommodation briefly comprising an entrance hall, dual aspect lounge, separate dining room, plus a kitchen/breakfast room and a separate utility. On the first floor there are 3 dual aspect double bedrooms, bathroom and separate wc. In addition there is a self-contained annexe with a generous open-plan living room/kitchen, 2 bedrooms and shower room. Driveway and nice gardens to the rear. Double-glazing, central heating & owned solar panels. No onward chain.



## ELBURTON ROAD, ELBURTON, PL9 9RQ

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL 16'6 x 5'11 (5.03m x 1.80m)

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs cupboard.

### LOUNGE 19'9 x 14'8 into bay (6.02m x 4.47m into bay)

Situated to the front of the property. Dual aspect with a window to the side elevation and a bay window to the front. Stone-built fireplace with a 'Living Flame' style gas fire.

### DINING ROOM 11'6 x 9'11 (3.51m x 3.02m)

Window to the side elevation. Doorway providing integral access to the annexe.

### KITCHEN/BREAKFAST ROOM 11'11 x 9'4 (3.63m x 2.84m)

Fitted with a range of matching cabinets with oak fascias, work surfaces and tiled splash-backs. Space for breakfast table and chairs. Space for free-standing fridge-freezer. Recessed walk-in larder with shelving and housing the consumer unit, electric meter and the inverter for the solar panels. Wall-mounted gas boiler. Window to the side elevation. Doorway through to the utility room.

### UTILITY ROOM 9' x 5'8 (2.74m x 1.73m)

Matching cabinets and work surface. Stainless-steel one-&-a-half bowl single drainer sink unit. Space for washing machine and dishwasher. Additional space for a slimline tumble dryer. Partly-tiled walls. Window to the side elevation.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Obscured window to the side elevation.

### BEDROOM ONE 19'6 to wardrobe rear x 12'1 at widest point (5.94m to wardrobe rear x 3.68m at widest point)

A spacious bedroom, situated to the rear and running the full width of the property. Dual aspect with windows with fitted blinds to the side and rear elevations. There are nice views from the rear towards Dartmoor. Picture rail.

### BEDROOM TWO 12'1 x 9'9 (3.68m x 2.97m)

Dual aspect with windows with fitted blinds to the front and side elevations. Picture rail.

### BEDROOM THREE 12' x 9'9 (3.66m x 2.97m)

Dual aspect with windows with fitted blinds to the front and side elevations. Picture rail.

### BATHROOM 6'1 x 5'8 (1.85m x 1.73m)

Comprising a bath with a shower system over, waterproof panelling and a shower rail and curtain and a pedestal basin. Wall-mounted mirror. Obscured window with a fitted blind to the side elevation.

### SEPARATE WC

Fitted with a wc with a tiled surround. Obscured window to the side elevation.

### ANNEXE

### OPEN-PLAN LIVING ROOM & KITCHEN 27'3 x 11'10 (8.31m x 3.61m)

A spacious open-plan dual aspect room with ample space for seating and dining. To the rear there are sliding double-glazed doors overlooking the garden. 2 windows to the side elevation. Obscured glazed door leading to outside. The kitchen cabinets are fitted with a range of matching fascias, work surfaces and splash-back. Stainless-steel one-&-a-half bowl single drainer sink unit. Inset stainless-steel 5-burner gas hob with a stainless-steel splash-back and a cooker hood above. Built-in NEFF oven. Built-in microwave. Space and plumbing for washing machine. Space for free-standing fridge-freezer. Doorway providing access to an inner hallway and a separate lobby.

### LOBBY

Obscured double-glazed door to the front providing independent external access.

### INNER HALLWAY

Providing access to the remaining accommodation. Over-head storage shelf.

### BEDROOM ONE 9'5 x 8'6 (2.87m x 2.59m)

Window to the rear elevation overlooking the garden.

### BEDROOM TWO 12'5 x 8'8 (3.78m x 2.64m)

Window to the front elevation.

### SHOWER ROOM 5'11 x 5'1 (1.80m x 1.55m)

Comprising an enclosed shower, pedestal basin and wc. Mirrored bathroom cabinet. Waterproof panelling to the walls.

### OUTSIDE

A driveway provides access and off-road parking. There is a small front garden laid to natural stone with a shrub and flower bed. A pathway runs along the side of the house and the rear garden is accessed through a gateway. There is a lovely rear garden with a paved patio area adjacent to the property. Beyond the patio, the garden is laid to lawn, some additional paving and mature shrub and flower beds. At the bottom of the garden there is a shed and a timber summerhouse.

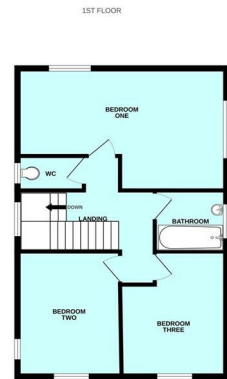
### COUNCIL TAX

Plymouth City Council  
Council tax band F

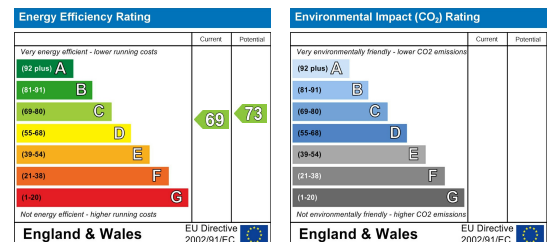
## Area Map



## Floor Plans



## Energy Efficiency Graph



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