Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

59 Springfield Close

Elburton, Plymouth, PL9 8QF

£335,000

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Superb opportunity to acquire this individual extended semi-detached house situated in a highly sought-after position with lovely views towards Dartmoor. The accommodation briefly comprises an entrance hall with downstairs cloakroom/wc, lounge, separate dining room together with a fitted kitchen. Also on the ground floor is a large bedroom whilst on the first floor are 3 further bedrooms & a shower room. Other features include an enclosed driveway, double garage, gardens offering a high degree of privacy, double-glazing & electric heating. No onward chain.

SPRINGFIELD CLOSE, ELBURTON, PL9 8QF

ACCOMMODATION

Front door opening into the entrance porch.

ENTRANCE PORCH 5'9 x 4' (1.75m x 1.22m)

Windows to 2 elevations. Doorway leading to the entrance hall. Separate door opening into the downstairs cloakroom/wc.

DOWNSTAIRS CLOAKROOM/WC 5'7 x 3'4 (1.70m x 1.02m)

Fitted with a low level wc and a wall-mounted basin. Partly-tiled walls. Obscured window to the front elevation.

HALLWAY 11' x 9'8 max dimensions (3.35m x 2.95m max dimensions)

Providing access to the ground floor accommodation. Staircase ascending to the first floor.

LOUNGE 19'2 x 15'6 max dimensions (5.84m x 4.72m max dimensions)

Chimney breast with fireplace and an electric fire. Window with a fitted blind to the front elevation Internal window and glazed door to the side providing access through into the dining room.

DINING ROOM 12'8 x 11'8 (3.86m x 3.56m)

A dual aspect room with windows to 2 elevations overlooking the gardens. Doorway opening into the inner hall.

INNER HALL

Providing access to bedroom four. Window to the side elevation.

KITCHEN 12'10 x 7'4 (3.91m x 2.24m)

Range of matching base and wall-mounted cabinets with polished granite work surfaces and tiled splash-backs. Inset stainless-steel one-&-a-half bowl sink with a work-top mounted mixer tap. Built-in NEFF oven. Separate Hotpoint hob with a tiled splash-back and cooker hood. Hotpoint microwave. Integral fridge and freezer. Integral NEFF dishwasher. Space and plumbing for washing machine. Window to the side elevation overlooking the garden. Glazed door to the rear overlooking the garden and leading to outside.

BEDROOM FOUR 18'10 x 13'6 (5.74m x 4.11m)

A generous ground floor bedroom. Window overlooking the garden.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Recessed cupboard housing the hot water heater. Feature full-height window with a fitted blind providing lovely views towards Dartmoor.

BEDROOM ONE 12' x 9'5 (3.66m x 2.87m)

Window with fitted blind to the front elevation with lovely views.

BEDROOM TWO 12' x 9'5 (3.66m x 2.87m)

Window to the rear elevation with lovely views towards Plymouth.

BEDROOM THREE 10'11 x 6'2 (3.33m x 1.88m)

Window to the rear elevation with lovely views towards Plymouth.

SHOWER ROOM 7'5 x 6'5 (2.26m x 1.96m)

Comprising a walk-in shower with a curved glass screen and a fitted electric shower system, basin with a cabinet beneath and wc. Fully-tiled walls. Obscured window to the side elevation.

DOUBLE GARAGE 19'11 x 15'11 (6.07m x 4.85m)

Double up-&-over style door to the front elevation. Power and lighting. Small fuse box. Partly-glazed side access door. 2 windows to the side elevation.

OUTSIDE

To the front the garden is laid to lawn together with shrubs. A concrete in-laid driveway provides access to 2 timber gates which open onto the property and provide further off-road parking together with a patio area. The rear and side gardens are laid to lawn with bordering shrubs. There is a storage shed with a lockable PVC door. Galvanised steps lead to an upper area of garden, which provides fabulous towards Dartmoor. This area is enclosed by hedging and has a pond and an outside tap.

COUNCIL TAX

Plymouth City Council
Council tax band D

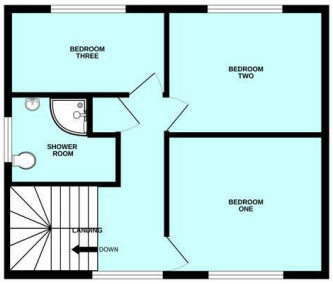
SERVICES

The property is connected to mains electricity, water and drainage.

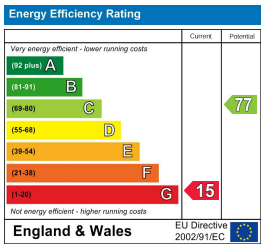
Area Map

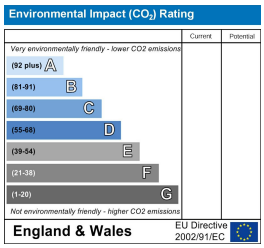
Floor Plans

1ST FLOOR



Energy Efficiency Graph





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