Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



9 Wellspring Place

Elburton, Plymouth, PL9 8GN

£675,000

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WELLSPRING PLACE, ELBURTON, PL9 8GN

ACCOMMODATION
Front door opening into the entrance hall.

ENTRANCE HALL
11'11 x 11'2 (3.63m x 3.40m)
Providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs cupboard. Recessed cloak cupboard. Inset ceiling spotlights.

LOUNGE
24'5 x 12'5 (7.44m x 3.78m)
A triple aspect lounge with windows with fitted blinds to the front and side elevations plus French doors with windows either side to the rear. Inset ceiling spotlights. Feature double doors opening into the kitchen/dining room.

KITCHEN/DINING ROOM
22'1 x 17'5 at deepest point (6.73m x 5.31m at deepest point)
An open-plan 'L-shaped' dual aspect room with windows with fitted blinds to the side and rear elevations plus French doors with windows either side with fitted blinds leading to the garden. Ample space for dining table and chairs. The kitchen cabinets are fitted with contrasting fascias and polished quartz work surfaces to include a breakfast bar. Stainless-steel one-&-a-half bowl sink unit with work-top mounted mixer tap. Built-in oven. Separate built-in microwave/grill oven. Induction hob. Integral fridge-freezer. Wine fridge. Integral dishwasher. Wall-mounted gas boiler concealed by a cabinet. Inset ceiling spotlights. Doorway opening into the utility room.

UTILITY ROOM
7'5 x 5'10 (2.26m x 1.78m)
Storage cupboards and shelving. Fitted hanging rail. Space for washing machine and tumble dryer. Stainless-steel single drainer sink unit. Window with a fitted blind to the side elevation. Obscured glazed door leading to outside.

STUDY
9'9 x 6'9 (2.97m x 2.06m)
Window with fitted blind to the front elevation.

DOWNSTAIRS CLOAKROOM/WC
4'11 x 3'10 at widest point (1.50m x 1.17m at widest point)
Fitted with a wc and a pedestal basin. Consumer unit. Inset ceiling spotlights. Obscured window to the front elevation.

FIRST FLOOR LANDING
Providing access to the first floor accommodation. Loft hatch with fold-down loft ladder.

BEDROOM ONE
12'6 x 11'4 wall-to-wall (3.81m x 3.45m wall-to-wall)
Window with fitted blind to the front elevation. Range of built-in bedroom furniture to include wardrobes and cupboards. LED lighting and inset ceiling spotlights.

ENSUITE SHOWER ROOM
10'7 x 5'1 (3.23m x 1.55m)
Comprising a double-sized enclosed tiled shower with wall-mounted shower controls and a sliding glass door, wall-mounted basin with a tiled splash-back and wall-mounted wc with a concealed cistern and a push-button flush. Mirrored cabinets. Chrome towel rail/radiator. Inset ceiling spotlights. Obscured window with a fitted blind to the front elevation.

BEDROOM TWO
11' x 11' (3.35m x 3.35m)
Window with a fitted blind to the rear elevation. Inset ceiling spotlights.

ENSUITE SHOWER ROOM
7' x 4'9 (2.13m x 1.45m)
Comprising a double-sized enclosed tiled shower with wall-mounted shower controls, wall-mounted basin with a tiled splash-back and wall-mounted wc with a concealed cistern

and a push-button flush. Mirrored cabinets. Chrome towel rail/radiator. Inset ceiling spotlights. Obscured window with a fitted blind to the rear elevation.

BEDROOM THREE
11' x 10'5 (3.35m x 3.18m)
Window with a fitted blind to the front elevation.

BEDROOM FOUR
12'7 x 8'11 (3.84m x 2.72m)
Window with a fitted blind to the rear elevation. Built-in wardrobe. Inset ceiling spotlights.

FAMILY BATHROOM
9' x 7' (2.74m x 2.13m)
Comprising a bath with a tiled surround and a mixer tap shower, double-sized tiled shower with wall-mounted controls, wall-mounted basin with a tiled splash-back and a wall-mounted wc with a concealed cistern and a push-button flush. Chrome towel rail/radiator. Inset ceiling spotlights. Obscured window with a fitted blind to the rear elevation.

CABIN
15'6 x 12'1 (4.72m x 3.68m)
A detached timber cabin situated within the landscaped garden. Pitched roof. Dual aspect with glazed doors and windows with fitted blinds to 2 elevations. Built-in bar. Power and lighting.

GARAGE
18'11 x 8'10 (5.77m x 2.69m)
Up-&-over style door to the front elevation. Side access door opening into the garden. Pitched roof providing some over-head storage. Power and lighting.

OUTSIDE
The garden to the front is laid to lawn together with stone paving leading to the main front entrance, which is covered and has outside lighting. A pathway leads around one side of the house accessing the rear garden. Along the other side elevation is a driveway, laid to brick-paving, providing off-road parking and access to the garage. Off the driveway, next to the garage, is a timber gate opening onto the rear garden. The rear garden has been landscaped with a full-width paved patio area, which continues beside the garage. There is an area laid with high quality artificial grass and surrounding the cabin is a composite deck providing ample space for sitting and outside dining. There are raised shrub beds, outside tap, outside lighting and outside power points.

AGENT'S NOTE
The property has central heating, with under-floor heating on the ground floor, with each room having its own individual thermostat and radiators on the first floor. The ground floor can be run separately to the upstairs.

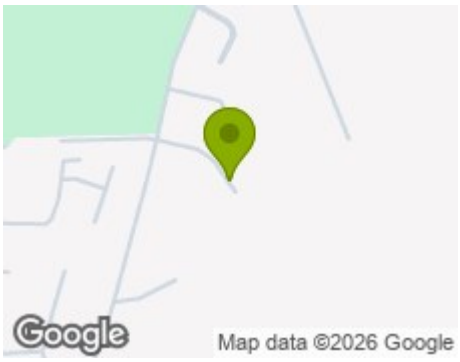








Road Map



Hybrid Map



Terrain Map



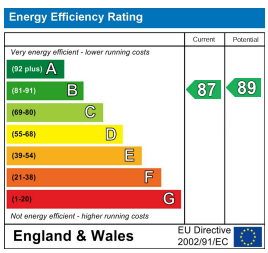
Floor Plan

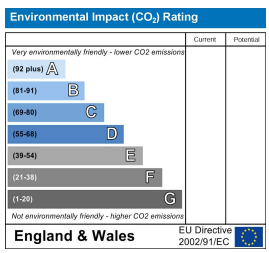


Viewing

Please contact our Plymstock Office on 01752 401128 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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