



1 Pepper Lane

Elburton, Plymouth, PL9 8LX

£385,000



Individual semi-detached house situated in this highly sought-after enclave within Elburton. The accommodation is superbly-presented throughout & briefly comprises an entrance hall, bay-fronted lounge, generous open-plan kitchen/dining room & separate utility, additional ground floor reception room currently used as a 4th bedroom & a downstairs shower room/wc. On the first floor there are 3 further bedrooms & a bathroom. Brick-paved driveway & large garage together with a garden to the rear enjoying a westerly aspect & patio area. Double-glazing & central heating.



PEPPER LANE, ELBURTON, PL9 8LX

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL

Doors providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs cupboard. Feature panelling to the walls.

LOUNGE 16' into bay x 14'6 (4.88m into bay x 4.42m)

Square bay window to the front elevation. Fireplace with a glass-fronted 'Living Flame' style gas fire, polished stone inset and hearth and an ornate surround.

KITCHEN/DINING ROOM 23'6 max length x 11'7 max width (7.16m max length x 3.53m max width)

A generous open-plan room with ample space for dining table and chairs. Range of matching base and wall-mounted cabinets with matching work surfaces and tiled splash-backs. Ceramic one-&-a-half bowl single drainer sink unit. Rangemaster cooker. Built-in wine rack. Glazed display cabinet. Integral dishwasher. Integral fridge and a separate integral freezer. Pull-out basket storage. Tiled floor throughout. Inset ceiling spotlights. Dual aspect with windows to the rear and side elevations with lovely views over the rear garden. Doorway opening into the utility room.

UTILITY ROOM 8' x 7'11 (2.44m x 2.41m)

Matching range of cabinets. Work surface with tiled splash-back. Space for appliances. Matching tiled floor. Window to the rear elevation. Doorway to the front leading to outside.

ADDITIONAL RECEPTION ROOM/GROUND FLOOR 4TH BEDROOM 10'5 x 9 (3.18m x 2.74m)

French doors to the rear overlooking the garden.

DOWNSTAIRS SHOWER ROOM/WC 6'10 x 5' (2.08m x 1.52m)

Comprising a corner-style tiled shower with a curved glass screen and a built-in shower system, wc and basin with a cabinet beneath and a matching tiled splash-back. Wall-mounted mirror. Cupboard with shelving. Boiler cupboard.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Timber panelling.

BEDROOM ONE 19'8 to rear of cupboard x 8'10 (5.99m to rear of cupboard x 2.69m)

Situated to the rear with 2 windows overlooking the garden. Feature panelling to one wall. Built-in wardrobes and cupboards.

BEDROOM TWO 11'11 x 8'11 (3.63m x 2.72m)

Dual aspect with Velux-style windows to 2 elevations. Built-in cabin bed. Built-in storage.

BEDROOM THREE 11'3 x 6'11 (3.43m x 2.11m)

Velux-style window to the front elevation. Built-in bunk bed with ladder.

FAMILY BATHROOM 6'11 x 6'8 (2.11m x 2.03m)

Comprising a bath with a curved glass screen and a shower system above, pedestal basin and wc. Chrome towel rail/radiator. Fully-tiled walls. Tiled floor. Obscured Velux-style window to the side elevation.

GARAGE 18'10 x 15'11 (5.74m x 4.85m)

Remote door to the front elevation. Pitched roof. Power and lighting. Window to the side elevation.

OUTSIDE

A brick-paved driveway to the front provides off-road parking. A matching pathway with railings leads to the main front entrance. There is a small front garden laid to lawn with bordering shrubs and hedging. Between the house and the garage, a gateway provides external access to the side and rear gardens. To the side there is a patio area also providing access to a sub-floor space. The paving continues around the side of the house accessing the rear garden. The rear garden enjoys a westerly aspect and has a paved patio area adjacent to the rear, beyond which the garden is laid to lawn together with mature shrubs. Outside tap. Outside light.

AGENT'S NOTE

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

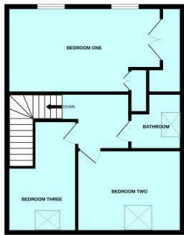
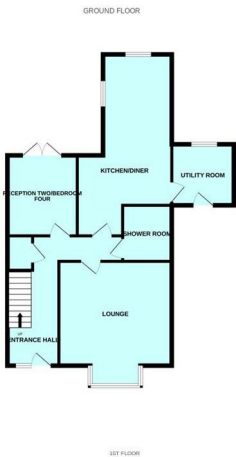
AGENT'S NOTE

Plymouth City Council
Council tax band C

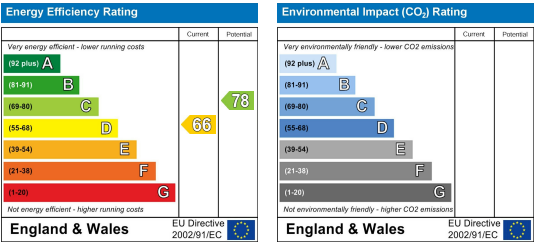
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.