



## 7 Hazelwood Crescent

Elburton, Plymouth, PL9 8BL

£375,000



A very nicely-presented detached dormer bungalow situated at the end of this highly popular cul-de-sac in Elburton. The accommodation briefly comprises an entrance porch and hallway, an open-plan 'L-shaped' lounge/dining room plus kitchen. There are 4 bedrooms in total, all doubles, with 2 on the ground floor and 2 on the first floor together with a ground floor bathroom. Garage & driveway. Private gardens. Double-glazing & central heating.



## HAZELWOOD CRESCENT, ELBURTON, PL9 8BL

### ACCOMMODATION

Sliding double-glazed door opening the entrance porch.

### PORCH

Front door with an obscured glazed window to the side opening into the hallway.

### ENTRANCE HALL 14'10 x 5'9 (4.52m x 1.75m)

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

### LOUNGE/DINING ROOM 20'11 x 17'1 max dimensions (6.38m x 5.21m max dimensions)

An open-plan 'L-shaped' triple aspect room with windows to the front and side elevations, and French doors to the rear opening onto the garden. Ample space for seating and dining. Stone fireplace with a matching hearth, plinth and a 'Living Flame' glass-fronted gas fire.

### KITCHEN 9'2 x 8'8 (2.79m x 2.64m)

Range of base and wall-mounted cabinets with matching fascias and work surfaces. Stainless-steel single drainer sink unit. Built-in oven. Inset hob with a splash-back and cooker hood above. Pantry with shelving. Integral fridge. Integral washing machine. Integral freezer. Concealed LED lighting. Window to the rear elevation overlooking the garden. Doorway leading to outside.

### BEDROOM ONE 13'6 x 8'11 (4.11m x 2.72m)

Window to the front elevation.

### BEDROOM TWO 9' x 8'10 (2.74m x 2.69m)

Window to the side elevation.

### BATHROOM 5'10 x 5'6 (1.78m x 1.68m)

Comprising a bath with a shower system over, wc with a push-button flush and basin set into a cabinet providing storage and concealing the cistern. Chrome towel rail/radiator. Fully-tiled walls. Obscured window to the rear elevation.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Window to the rear elevation with lovely views. Cupboard with hanging rail and shelf. Eaves access.

### BEDROOM THREE 16'11 max x 10'9 (5.16m max x 3.28m)

Dual aspect with windows to the side and rear elevations with lovely views from the rear. Eaves access. Alcove for wardrobe etc.

### BEDROOM FOUR 11'9 x 10'6 (3.58m x 3.20m)

Dual aspect with windows to the side and rear elevations with lovely views from the rear. Eaves access. Alcove with shelf.

### GARAGE 18' x 9'3 (5.49m x 2.82m)

Up-&-over door to the front elevation. Side access door. Window.

### OUTSIDE

A driveway provides access to the property and off-road parking. A natural stone paved pathway leads to the main front entrance. The garden comprises areas laid to lawn together with mature planting, further natural stone pathways and a greenhouse.

### COUNCIL TAX

Plymouth City Council  
Council tax band D

### SERVICES

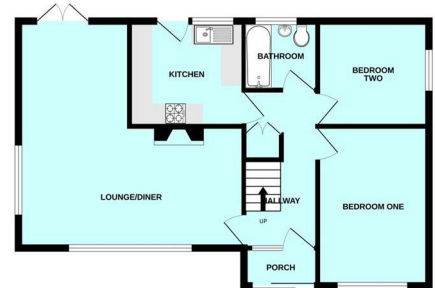
The property is connected to all the mains services: gas, electricity, water and drainage.

## Area Map

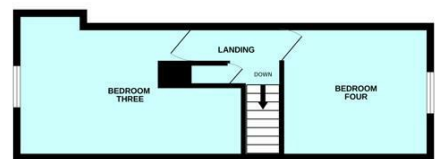


## Floor Plans

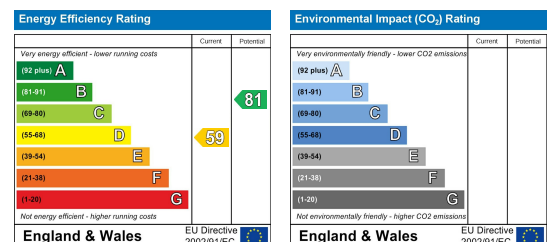
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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