



92 Netton Close

Elburton, Plymouth, PL9 8UL

£425,000



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NETTON CLOSE, ELBURTON, PLYMOUTH, PL9 8UL

ACCOMMODATION

A front door opens into the entrance hall, which has hardwood flooring. Staircase ascends to the first floor. Doors provide access to the ground floor accommodation.

DOWNSTAIRS WC

Comprises wc & wall mounted basin with tiled splash-back. Hardwood floor. Obscured window to the front elevation with fitted blind. Overhead consumer unit.

LOUNGE

16'2 x 12'4 (4.93m x 3.76m)

Window to the front elevation with fitted blind. Fireplace with gas fire & surround. Spot lighting. Open-plan access through to the kitchen/dining room.

KITCHEN/DINING ROOM

24'3 x 9'3 (7.39m x 2.82m)

The kitchen/dining room runs the full width of the property. Ample space for dining table & chairs with a breakfast bar. A window to the rear. Sliding double-glazed patio doors lead to the garden. The kitchen cabinets fitted with modern gloss fascias. Matching work surfaces & splash-backs. Inset 1.5 bowl sink unit with Quooker boiling tap above. Integrated Neff oven & microwave. Integrated full height fridge & full height freezer. Two carousel corner style storage

cabinets. Neff induction hob. Spot concealed lighting in the kitchen. Obscured glazed door leads outside.

UTILITY ROOM

7'7 x 6' (2.31m x 1.83m)

Alcove with shelving. Coat hooks. Range of matching base & wall mounted cabinets. Work surfaces. Stainless steel single drainer sink unit. Space & plumbing for a washing machine & dishwasher. Fitted flooring which continues from the kitchen. Integral access into the garage.

FIRST FLOOR LANDING

Provides access to the first floor accommodation. Loft hatch. Cupboard housing the hot water cylinder.

BEDROOM ONE

15'9 (to rear of wardrobe) x 13' (4.80m (to rear of wardrobe) x 3.96m)

Two windows to the front elevation with fitted blinds. Laminate flooring. Built-in wardrobe with sliding mirror doors. Doorway opens into the en-suite shower room.

EN-SUITE SHOWER ROOM

6'9 x 4'7 (2.06m x 1.40m)

Comprises an enclosed shower, pedestal basin & wc. Fully tiled walls. Obscured window to the side elevation.

BEDROOM TWO

12' x 9'10 (to rear of wardrobe) (3.66m x 3.00m (to rear of wardrobe))

Window to the rear elevation. Built-in wardrobe with sliding mirror doors.

BEDROOM THREE

11'10 x 8'7 (3.61m x 2.62m)

Window to the rear elevation. Built-in wardrobe with sliding mirror doors.

BEDROOM FOUR

9'3 x 8'4 (2.82m x 2.54m)

Window to the front elevation. Over stairs cupboard with shelving.

FAMILY BATHROOM

7'2 x 5'6 (2.18m x 1.68m)

Comprises of bath, basin with storage beneath & wc. Fully tiled walls. Obscured window to the side elevation with fitted blind. Shower system over the bath with glass screen.

GARAGE

15'6 x 8'4 (4.72m x 2.54m)

Up & over style door to the front elevation. Rear access door into the property. Power & lighting.

OUTSIDE

To the front is a 2 car driveway & a garden laid to lawn.

REAR GARDEN

Enclosed level rear garden which is laid to lawn & patio with shrub & flower beds. Timber shed.

COUNCIL TAX

Plymouth City Council

Council Tax Band: E

SERVICES PLYMOUTH

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



Road Map



Hybrid Map



Terrain Map

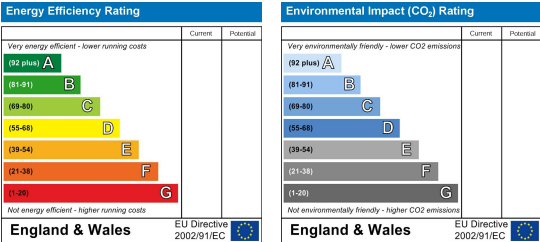


Floor Plan

Viewing

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.