



10 Sherford Crescent

Elburton, Plymouth, PL9 8DU

£380,000



Superbly situated semi-detached bungalow which has been extended in this highly popular cul-de-sac within Elburton, close to local amenities. The accommodation briefly comprises an entrance hall, lounge, kitchen/dining room, additional sun lounge, 2 ground floor double bedrooms together with a shower room plus a double bedroom & shower room within the converted roof space. Small garage & brick-paved driveway. Level south-westerly facing rear garden. Double-glazing & central heating.



SHERFORD CRESCENT, ELBURTON, PL9 8DU

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 15'2 10'5 max dimensions, irregular shape
(4.62m 3.18m max dimensions, irregular shape)

Providing access to the ground floor accommodation. Staircase ascending to the top floor. Under-stairs cupboard housing the electric meter and consumer unit.

LOUNGE 16'4 x 12'4 (4.98m x 3.76m)

Chimney breast with fireplace. Sliding double-glazed doors to the rear overlooking and opening to the rear garden.

KITCHEN/DINING ROOM 18'6 x 10'5 at widest point (5.64m x 3.18m at widest point)

Fitted with a range of matching base and wall-mounted cabinets with work surfaces. Stainless-steel one-&-a-half bowl single drainer sink unit. Built-in double oven and grill. Separate 4-burner gas hob with a cooker hood above. Integral fridge. Ample space for dining table and chairs. Window to the rear elevation overlooking the garden.

SUN LOUNGE 10'10 x 6'1 (3.30m x 1.85m)

Converted from part of the garage. Sliding double-glazed doors to the rear overlooking the garden and leading to outside. Doorway providing access to the garage.

BEDROOM ONE 12' into bay x 10'8 (3.66m into bay x 3.25m)

Bay window to the front elevation.

BEDROOM TWO 10'2 x 9'10 (3.10m x 3.00m)

Window to the front elevation.

SHOWER ROOM 7'8 x 5'6 (2.34m x 1.68m)

Comprising a large walk-in shower with a fixed glass screen and a built-in shower system, wc and pedestal basin. Wall-mounted medicine cabinet. Recessed cupboard with shelving. Fully-tiled walls.

FIRST FLOOR LANDING

Providing access to the first floor accommodation.

BEDROOM THREE 10'2 x 9'6 (3.10m x 2.90m)

Built-in storage. 2 Velux roof windows to the rear.

SHOWER ROOM 8'4 x 5'5 (2.54m x 1.65m)

A wet room-style shower, pedestal basin and wc. Mirror and light over the basin. Fitted flooring. Fully-tiled walls. Obscured window to the side elevation.

GARAGE 11' x 10'8 (3.35m x 3.25m)

Roller door to the front elevation. Power and lighting. Worcester gas boiler. Shelving.

OUTSIDE

The bungalow has a brick-paved driveway providing access to the garage and parking alongside. The paved area continues along the front elevation providing additional off-road parking, if required. Externally mounted gas meter. The rear garden, which enjoys a south-westerly aspect, is laid to lawn together with an area of decking adjacent to the lounge patio doors. There is a patio area adjacent to the sun lounge plus areas laid to chippings and a shrub and flower bed.

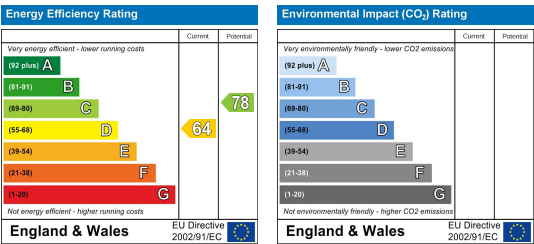
Area Map



Floor Plans



Energy Efficiency Graph



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