



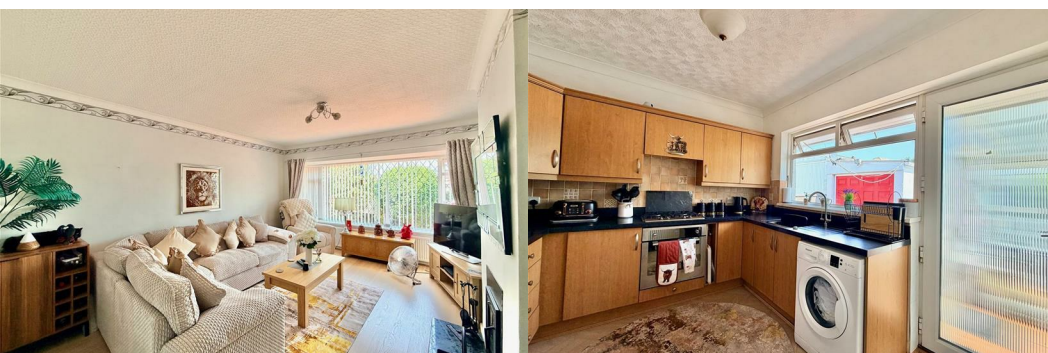
## 4 Fletcher Way

Elburton, Plymouth, PL9 8LG

£350,000



An opportunity to acquire this detached Fletcher bungalow, with level access, driveway, off-road parking & garage. The accommodation briefly comprises an entrance porch & hallway together with a living room, fitted kitchen, 2 double bedrooms & a wet rom. Also, to the rear is an extended conservatory. Paved easy-to-maintain gardens to the rear. The bungalow has double-glazing & central heating.



## FLETCHER WAY, ELBURTON, PLYMOUTH, PL9 8LG

### ACCOMMODATION

Front door opening into the entrance porch. Further doorway opening into the hallway.

### ENTRANCE PORCH

### HALLWAY

Providing access to the accommodation. Loft hatch. Recessed linen cupboard. Further built-in cupboard with storage.

### LIVING ROOM 17'11 x 12'11 (5.46m x 3.94m)

A generous reception room situated to the front elevation, with a walk-in bay window fitted with blinds. Fitted flooring throughout. Chimney breast with an inset glass-fronted wood-burner.

### KITCHEN 10'9 x 9'2 (3.28m x 2.79m)

Fitted with a matching range of base and wall-mounted cabinets with work surfaces and tiled splash-backs. Built-in oven. 4-burner gas hob. Space for free-standing fridge/freezer. Space and plumbing for washing machine. Inset sink with a moulded drainer and worktop-mounted mixer tap. Window to the rear overlooking the garden.

### CONSERVATORY 15'8 x 8' (4.78m x 2.44m)

Constructed in double-glazing with a polycarbonate glazed roof. Tiled floor. Door to the side elevation. French doors to the rear opening to the garden.

### BEDROOM ONE 17'10 x 12'10 (wall-to-wall) (5.44m x 3.91m (wall-to-wall))

A generous double bedroom situated to the rear, with a range of built-in wardrobes. Window to the rear elevation.

### BEDROOM TWO 10'9 x 10'4 (3.28m x 3.15m)

Bay window to the front elevation with fitted blind.

### WET ROOM 7'10 x 5'4 (2.39m x 1.63m)

Comprising waterproof panelling to the walls and waterproof flooring. 2 obscured windows to the side elevation. Wall-mounted shower system, pedestal basin and wc. Wall-mounted towel rail/radiator.

### GARAGE 15'3 x 8' (4.65m x 2.44m)

A detached garage with a window to the side elevation. Up-& over door to the front. Power and lighting.

### OUTSIDE

A red tarmac driveway continues alongside the bungalow to the garage, providing a parking area to the front. The rear garden is laid to paving for ease-of-maintenance, with bordering shrub and flower borders.

### COUNCIL TAX

Plymouth City Council  
Council tax band D

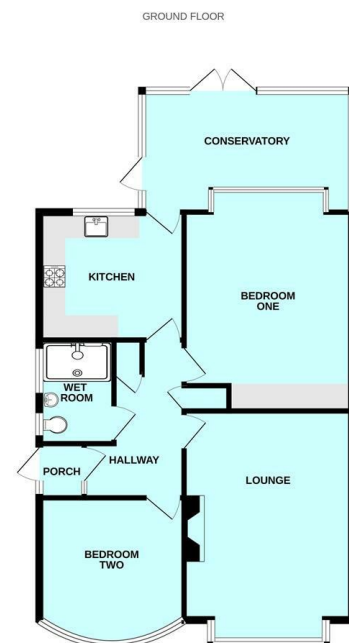
### SERVICES

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

## Area Map

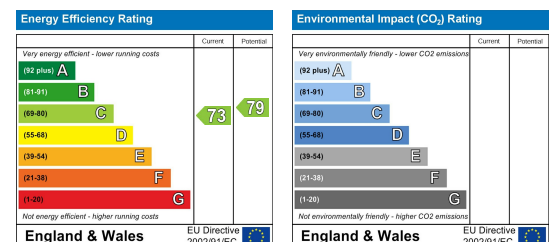


## Floor Plans



Made with Mapbox CSD2

## Energy Efficiency Graph



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