



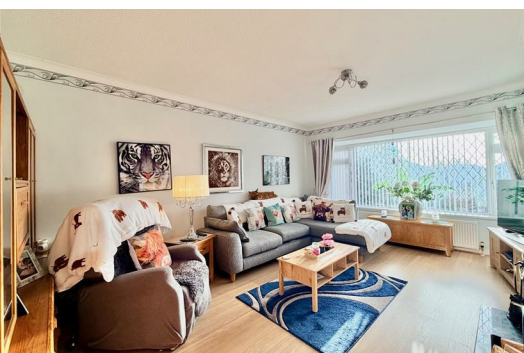
4 Fletcher Way

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

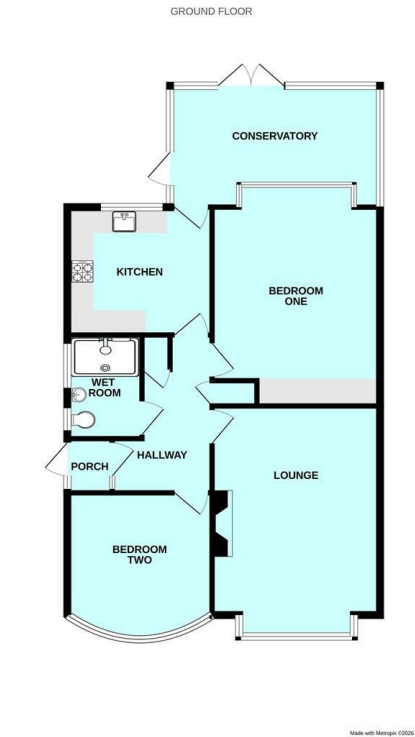
SERVICES

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

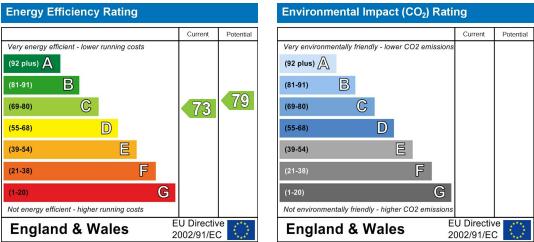
Area Map



Floor Plans



Energy Efficiency Graph



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