



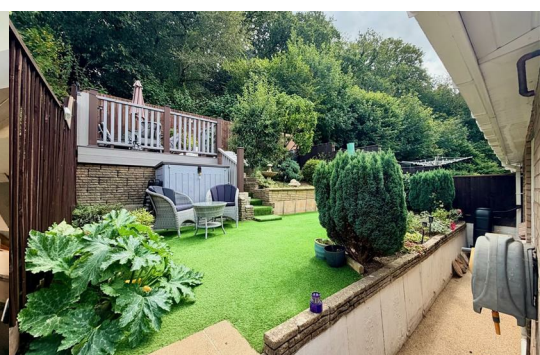
5 Gara Close

Elburton, Plymouth, PL9 8UN

£330,000



This is a wonderful opportunity to purchase an extended semi-detached family home located in the popular district of Elburton within a peaceful cul-de-sac location. The property has been extended and the accommodation comprises an entrance porch, extended lounge/dining room and an extended kitchen downstairs whilst on the first floor are 3 double bedrooms and a family bathroom. There are lovely low maintenance gardens, off-road parking and an integral garage.



GARA CLOSE, ELBURTON, PL9 8UN

ACCOMMODATION

Access to the property is gained via the uPVC double-glazed entrance door leading into the entrance porch.

ENTRANCE PORCH 6'0" x 3'6" (1.83 x 1.07)

Double-glazed window to the side elevation. Inner door leading into the lounge.

LOUNGE 11'10" x 11'10" (3.63 x 3.63)

Double-glazed window to the front elevation. Stone-built fireplace with inset wood burner. Door leading to the hallway. Opening leading into the dining area.

HALLWAY

Stairs rising to the first floor.

DINING AREA 10'5" x 8'9" (3.19 x 2.67)

Door to the kitchen. Opening leading into an extended area.

EXTENDED AREA 8'7" x 5'9" (2.64 x 1.76)

Double-glazed window to the rear elevation.

KITCHEN 9'3" x 7'2" and 9'3" x 5'8" (2.82 x 2.19 and 2.82 x 1.74)

The kitchen has 2 distinct areas and is fitted with a range of modern matching eye-level and base units with work surfaces. Inset stainless-steel one-&-a-half bowl single drainer sink unit. Built-in appliances include an electric double oven and grill and an induction hob. Space and plumbing for a washing machine and a slimline dishwasher. Space for a tumble dryer. The opening underneath the stairs has been accessed to make further storage space and also provides suitable space for a fridge-freezer. Double-glazed window to the rear elevation. Door leading out to the rear garden.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch.

BEDROOM ONE 11'11" x 9'1" to wardrobe rear (3.64 x 2.79 to wardrobe rear)

Range of fitted bedroom furniture including dressing table, full-length wardrobes, drawer space and display shelving. Double-glazed window to the front elevation.

BEDROOM TWO 8'1" to wardrobe face x 10'8" (2.47 to wardrobe face x 3.26)

Built-in wardrobe to one wall. Built-in storage cupboard housing the gas boiler. Double-glazed window to the rear elevation.

BEDROOM THREE 9'4" x 8'8" (2.87 x 2.66)

Double-glazed window to the front elevation.

BATHROOM 9'6" x 7'4" (2.91 x 2.25)

Lovely modern suite comprising a good-sized walk-in shower, spa bath, low level toilet with a boxed-in cistern and a sink unit. Vertical towel rail/radiator. 2 double-glazed windows to the front and side elevations.

OUTSIDE

At the front of the property is a lovely brick-paved drive leading to the integral garage. A resin pathway leads through a side gate to the rear. The front garden has a lawned section with attractive flowered borders. The rear garden is terraced and consists of 2 elevated sections with mature planted borders. There is an artificial grass section leading to a decked top sitting area, which backs onto the local woodland. There is an outside cold tap.

COUNCIL TAX

Plymouth Council Tax
Council tax band C

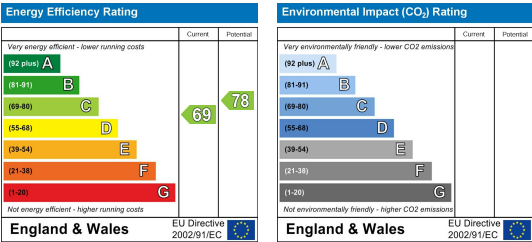
Area Map



Floor Plans



Energy Efficiency Graph



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