



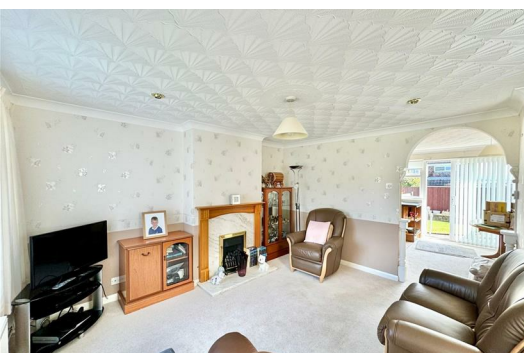
2 Griffin Way

Elburton, Plymouth, PL9 8UP

£250,000



Nicely-presented semi-detached house in a sought-after location within Elburton. The accommodation briefly comprises an entrance porch, dual aspect lounge, open-plan full-width kitchen/dining room, 2 double bedrooms, both with built-in wardrobes, & shower room. Front & rear gardens. Driveway & garage. Double-glazing & central heating. No onward chain.



GRIFFIN WAY, ELBURTON, PL9 8UP

ACCOMMODATION

Front door opening into the entrance porch.

ENTRANCE PORCH 6'2 x 4' (1.88m x 1.22m)

Windows to 3 elevations. Cupboard housing the gas and electric meter and consumer unit. Doorway opening into the lounge.

LOUNGE 14'7 x 13'3 (4.45m x 4.04m)

Dual aspect with windows with fitted blinds to the front and side elevations. Chimney breast with fireplace. Staircase ascending to the first floor. Archway leading into the kitchen/dining room.

KITCHEN/DINING ROOM 14'7 x 9'6 (4.45m x 2.90m)

Running the full-width of the property. Providing ample space for dining table and chairs. Under-stairs storage cupboard. Base and wall-mounted kitchen cabinets with matching fascias, work surfaces and tiled splash-backs. Inset one-&a-half bowl sink unit. Built-in Bosch oven. Inset hob with cooker hood above. Integral fridge. Window to the rear elevation with views over the garden towards Dartmoor. Sliding double-glazed doors with fitted blinds, also providing views and opening onto the garden.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Window to the side elevation. Loft hatch with fold-down loft ladder.

BEDROOM ONE 14'7 x 10'1 (wall-to-wall) (4.45m x 3.07m (wall-to-wall))

2 windows to the front elevation. Built-in wardrobe with sliding mirrored doors.

BEDROOM TWO 13'7 x 8'1 (wall-to-wall) (4.14m x 2.46m (wall-to-wall))

Window to the rear elevation with lovely views. Built-in wardrobe with sliding mirrored doors.

SHOWER ROOM 6'1 x 6'1 (1.85m x 1.85m)

Comprising a large walk-in shower with a fixed glass screen and a built-in shower system, basin and wc with a push-button flush set into a cabinet providing storage and concealing the cistern. Chrome towel rail/radiator. Partly-tiled walls. Obscured window to the rear elevation.

GARAGE 23' x 8' (7.01m x 2.44m)

Up-&-over door to the front elevation. Utility area with space and plumbing for washing machine and stainless-steel single drainer sink unit with a cupboard beneath. Power and lighting. Obscured window to the rear elevation.

OUTSIDE

To the front, a driveway provides off-road parking and access to the garage. The front garden is laid to lawn and paving. The rear garden has been landscaped with areas laid to paving and lawn together with raised beds. At the bottom of the garden there is a masonry shed. There is an outside light and views towards Dartmoor.

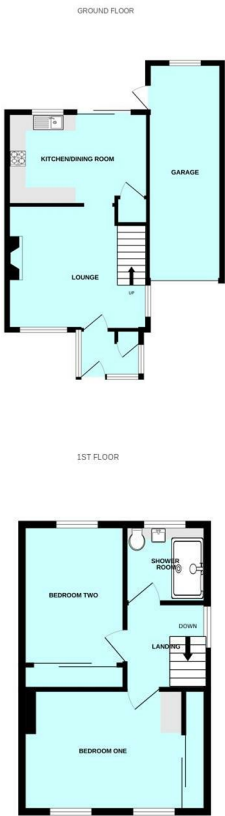
COUNCIL TAX

Plymouth City Council
Council tax band C

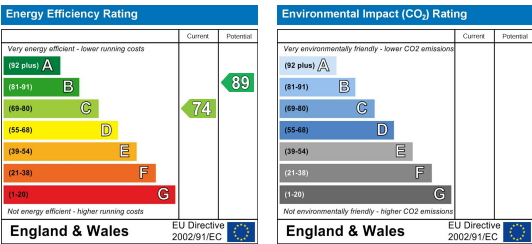
Area Map



Floor Plans



Energy Efficiency Graph



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