



## 53 Netton Close

Elburton, Plymouth, PL9 8UL

£357,000



Occupying a corner plot is this detached 3-bedroom well-presented property. The accommodation comprises an entrance hall, downstairs cloakroom/wc, lounge, modern fitted kitchen/dining room with a complete range of integrated appliances & adjoining conservatory on the ground floor. There are 3 bedrooms, master ensuite shower room & modern bathroom on the first floor. Private enclosed level garden. Garage.



## NETTON CLOSE, ELBURTON, PL9 8UL

### ACCOMMODATION

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

### ENTRANCE HALL

Providing access to the accommodation. Laminate floor. Stairs rising to the first floor.

### DOWNSTAIRS CLOAKROOM/WC 4'9" x 2'8" (1.46 x 0.82)

Fitted with a low level toilet and sink unit. Obscured double-glazed window to the front elevation.

### LOUNGE 16'6" x 15'10" (5.03 x 4.83)

A dual aspect reception room with double-glazed windows both to the front and side elevations. Useful under-stairs storage cupboard. Feature fireplace with inset electric fire.

### KITCHEN/DINING ROOM 19'5" x 9'0" at widest points incl kitchen units (5.93 x 2.75 at widest points incl kitchen units)

Series of contemporary-style matching eye-level and base units with work surfaces. Built-in breakfast bar. Inset one-&-a-half bowl sink unit with mixer tap. 4-ring induction hob with an extractor hood above. Electric double oven and grill. Integrated fridge and freezer, dishwasher, washing machine and wine cooler. Cupboard concealing the gas boiler. Sliding door leading out into the conservatory.

### CONSERVATORY 9'11" x 8'6" (3.04 x 2.61)

Pitch polycarbonate roof. Double-glazed windows to 3 elevations. Double doors overlooking and opening onto the garden.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Built-in storage cupboard. Loft hatch. Double-glazed window to the rear elevation.

### BEDROOM ONE 12'6" x 8'11" (3.82 x 2.74)

Double-glazed window to the side elevation. Doorway opening into the ensuite shower room.

### ENSUITE SHOWER ROOM 8'11" x 2'10" (2.74 x 0.87)

Comprising a shower cubicle with concertina-style door, sink unit and low level toilet. Vertical towel rail/radiator.

### BEDROOM TWO 8'4" x 9'10" (2.55 x 3.01)

Double-glazed window to the front elevation.

### BEDROOM THREE 9'11" x 7'1" (3.04 x 2.16)

Double-glazed window to the side elevation.

### BATHROOM 6'0" x 5'5" (1.85 x 1.67)

Lovely contemporary suite comprising a bath with a shower screen and shower unit with spray attachment, sink unit and low level toilet with boxed-in cistern. Vertical towel rail/radiator. Fully-tiled walls. Obscured double-glazed window to the front elevation.

### GARAGE 18'6" x 7'8" (5.65 x 2.36)

Located to one side of the property. Up-&-over door to the front elevation. Range of shelving. Mezzanine level. Power and lighting. The rear of the garage opens up into a connecting storage shed, which in turn leads to the rear garden.

### OUTSIDE

To the side of the property there is a lovely private walled enclosed garden area which is mainly laid to lawn. There are a couple of patio areas providing seating areas.

### COUNCIL TAX

Plymouth City Council  
Council tax band D

### SERVICES

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

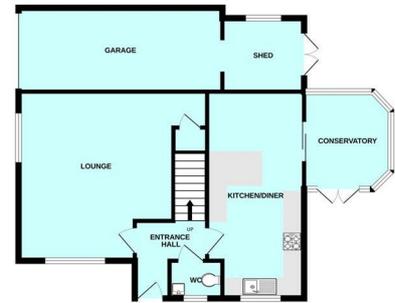
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## Area Map



## Floor Plans

GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph

