



## 4 Selsden Close

Elburton, Plymouth, PL9 8UR

£315,000



Fabulous semi-detached property situated in Elburton. The accommodation briefly comprises a lovely modern fitted contemporary-style kitchen/dining room, lounge, conservatory, 3 bedrooms & bathroom. Ample off-road parking & a single garage. Front & rear gardens. No onward chain.



## 4 SELSDEN CLOSE, ELBURTON, PL9 8UR

### ACCOMMODATION

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

### ENTRANCE HALL

Stairs rising to the first floor. Under-stairs storage cupboard housing the electric meter, consumer unit and gas meter. Laminate floor. Doors providing access to the ground floor accommodation.

### KITCHEN/DINING ROOM 16'11" x 10'10" incl kitchen units (5.17 x 3.31 incl kitchen units)

Series of contemporary-styled matching eye-level and base units with work surfaces. Inset single drainer sink unit with mixer tap. Built-in electric hob with extractor hood above. Double oven and grill. Integrated fridge and freezer. Space and plumbing for washing machine. Laminate floor. Double-glazed windows to the side and rear elevations. Door leading out to the rear garden. Within the dining area there are folding doors leading into the lounge and sliding doors leading into the conservatory.

### LOUNGE 12'9" x 10'8" (3.90 x 3.27)

Double-glazed window to the front elevation. Fireplace with an inset 'Living Flame' gas fire and a moulded fire surround.

### CONSERVATORY 9'6" x 8'3" (2.92 x 2.52)

Pitch polycarbonate roof. Double-glazed windows to 3 elevations. Double doors opening to the rear patio and gardens. Power. Light.

### FIRST FLOOR LANDING

Loft hatch. Doors providing access to the first floor accommodation.

### BATHROOM 7'5" x 6'1" (2.28 x 1.87)

White suite including a 'P-shaped' bath with a shower unit with a spray attachment over and a curved shower screen, low level toilet with a boxed in cistern and a sink unit with a vanity cupboard beneath. Vertical towel rail/radiator. Tiled floor. Tiled walls. Obscured double-glazed window to the rear elevation.

### BEDROOM TWO 9'1" x 9'1" (2.78 x 2.79)

Double-glazed window to the rear elevation.

### BEDROOM ONE 12'11" to wardrobe face x 10'2" (3.94 to wardrobe face x 3.12)

Double-glazed window to the front elevation. Range of mirror-fronted wardrobes along one wall with useful storage and hanging.

### BEDROOM THREE 9'2" x 6'5" (2.81 x 1.96)

Double-glazed window to the front elevation. Range of fitted bedroom furniture including desk with drawers, useful storage cupboards and a small wardrobe.

### OUTSIDE

At the front of the property there is an open-plan lawned area and an adjacent drive providing off-road parking for a number of vehicles. A gate leads into the rear garden where there is the single garage with an up-&-over door and power and light. This leads to a patio area with steps leading up to a level lawn. The rear garden is enclosed to all sides by timber fencing.

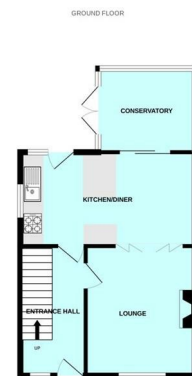
### AGENTS NOTE

Please be aware the property is tenanted at present.

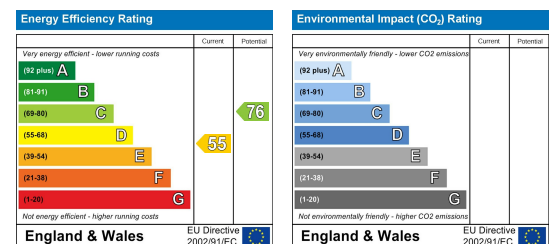
## Area Map



## Floor Plans



## Energy Efficiency Graph



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