



## 10 Hogarth Close

Elburton, Plymouth, PL9 8EX

£375,000



A link detached bungalow situated in this highly regarded cul-de-sac within Elburton. The bungalow enjoys a fabulous rear garden, which is south-facing. The accommodation comprises an entrance porch, lounge/dining room, kitchen plus a large extended conservatory. In addition, an inner hallway provides access to the 3 bedrooms & superbly-fitted shower room. Other features include a driveway, garage with a remote door, double-glazing & central heating. No onward chain.



## HOGARTH CLOSE, ELBURTON, PL9 8EX

### ACCOMMODATION

Front door opening into the entrance porch.

### ENTRANCE PORCH

Tiled floor. Matching partly-tiled floor. Windows with fitted blinds to 2 elevations. Doorway opening into the lounge/dining room.

### LOUNGE/DINING ROOM 16'8 x 15' (5.08m x 4.57m)

A dual aspect room with a full-height window with fitted blinds to the front elevation and a window with fitted blinds to the side elevation. Inset ceiling spotlights. Doorway leading into the inner hallway. Separate door opening into the kitchen.

### KITCHEN 11'11 x 8' (3.63m x 2.44m)

Range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Inset Bosch 4-burner gas hob. Built-in Bosch double oven and grill. Integral fridge and freezer. Built-in slimline dishwasher. Space and plumbing for washing machine. Partly-glazed door to the side opening into the rear passageway.

### REAR PASSAGEWAY

Doorway to outside. Open-plan access to the conservatory. Integral access to the garage.

### CONSERVATORY 17'4 x 10'8 (5.28m x 3.25m)

A generous conservatory with windows to 2 elevations beneath a pitched roof. French doors to the rear opening onto the garden. Plumbed with 2 radiators.

### INNER HALLWAY

Providing access to the bedrooms and shower room. Loft hatch. Airing cupboard with slatted shelving and plumbed with a radiator. Boiler cupboard with a fitted boiler.

### BEDROOM ONE 14'2 x 8'8 (4.32m x 2.64m)

Window with a fitted blind to the rear elevation.

### BEDROOM TWO 10'6 x 7' (3.20m x 2.13m)

Window with a fitted blind to the rear elevation. Wall-mounted shelving.

### BEDROOM THREE 8'6 x 8'4 (2.59m x 2.54m)

Window with fitted blind to the rear elevation.

### SHOWER ROOM 8'2 x 5'4 (2.49m x 1.63m)

Comprising a large walk-in shower with a fixed glass screen and waterproof panelling, wc with a push button flush and a basin set into a cabinet concealing the cistern and providing storage. Towel rail/radiator. Wall-mounted fan heater. Fully-tiled walls. Panelled ceiling with inset ceiling spotlights. Obscured window to the side elevation.

### GARAGE 15'11 x 7'11 (4.85m x 2.41m)

Remote roller door to the front elevation. Integral access to the bungalow. Power and lighting. Fitted timber shelving.

### OUTSIDE

A tarmac driveway provides off-road parking and access to the garage and the main front entrance. The front garden is laid to lawn with an inset shrub bed. There is a superb rear garden, which is mainly laid to lawn together with bordering shrub and flower beds. There is a paved patio area, composite deck, greenhouse plus a timber shed with shelving and a window. A pathway leads around the side elevation of the property.

### COUNCIL TAX

Plymouth City Council  
Council tax band D

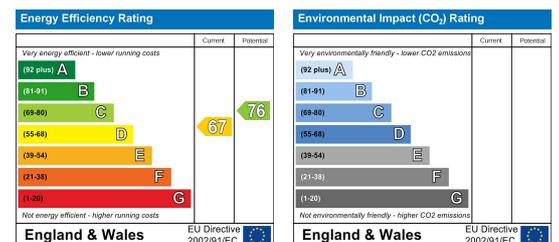
## Area Map



## Floor Plans



## Energy Efficiency Graph



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