



12 Lord Morley Way

Elburton, Plymouth, PL9 8AF

£625,000



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ACCOMMODATION

Front door opening into the entrance hall.

SUMMARY

Superb opportunity to acquire this executive-style detached house situated in this highly popular enclave of properties in a quiet secluded setting backing onto Dunstone Woods. The accommodation briefly comprises an entrance hall, lounge, generous open-plan kitchen/dining room, separate study/optional ground floor fifth bedroom & a utility/downstairs wc. On the first floor a landing provides access to 4 double bedrooms, family bathroom and an ensuite shower room to bedroom one. Front & rear gardens. Double garage & double-width driveway. Double-glazing & central heating.

ENTRANCE HALL

15'8 x 6'4 (4.78m x 1.93m)

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs cupboard. Tiled floor.

LOUNGE

15'7 x 12'10 (4.75m x 3.91m)

Situated to the rear with French doors overlooking the garden and providing access to outside.

KITCHEN/DINING ROOM

29'6 x 10'11 at widest point (8.99m x 3.33m at widest point)

An open-plan room running the full depth of the property with ample space for dining table and chairs. The kitchen is fitted with a comprehensive range of base

and wall-mounted modern cabinets with matching fascias, work surfaces and splash-backs. Breakfast bar. Inset stainless-steel one-&-a-half bowl single drainer sink unit/ Built-in double oven and grill. Stainless-steel 5-burner gas hob with a cooker hood above. Integral fridge-freezer. Pull-out larder store. Dishwasher. Inset ceiling spotlights in the kitchen. Tiled floor throughout. To the rear, French doors overlook and open onto the garden. Window with a fitted blind to the front elevation.

STUDY/OPTIONAL 5TH BEDROOM

10' x 8'8 (3.05m x 2.64m)

Window with a fitted blind to the front elevation.

UTILITY/DOWNSTAIRS WC

8'9 x 5'4 (2.67m x 1.63m)

Base mounted cabinets with matching work surface. Inset stainless-steel sink unit. Plumbed with a wc. Space and plumbing for a washing machine. Coat hooks. Tiled floor.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Recessed cupboard housing the hot water cylinder.

BEDROOM ONE

15'9 x 15'3 max dimensions (4.80m x 4.65m max dimensions)

A generous double bedroom situated to the front elevation. 2 windows. Built-in wardrobes. Doorway opening to the ensuite shower room.

ENSUITE SHOWER ROOM

7'4 x 4'10 (2.24m x 1.47m)

Comprising a double-sized tiled shower with a built-in shower system, pedestal basin and wc. Chrome towel rail/radiator. Partly-tiled walls. Tiled floor. Inset ceiling spotlights.

BEDROOM TWO

13'2 x 11' (4.01m x 3.35m)

Window to the front elevation.

BEDROOM THREE

15'5 x 11' max dimensions (4.70m x 3.35m max dimensions)

Window to the rear elevation. French doors opening onto a glass Juliette balcony providing lovely views over the garden towards Dunstone Woods. Built-in wardrobes.

BEDROOM FOUR

12'11 x 8'2 (3.94m x 2.49m)

Window to the rear elevation with lovely views over the garden towards Dunstone Woods.

FAMILY BATHROOM

9'2 x 6'10 (2.79m x 2.08m)

Comprising a bath with a mixer tap shower over and a glass shower screen, pedestal basin and wc. Chrome towel rail/radiator. Tiled floor. Fully-tiled walls. Inset ceiling spotlights. Obscured window to the rear elevation.

GARAGE

20'4 x 19'11 (6.20m x 6.07m)

A detached double garage constructed beneath a pitched roof. Remote double-sized up-&-over door to the front elevation. Side access door. Power and lighting.

OUTSIDE

To the front, a tarmac driveway provides access and off-road parking for 4 cars. The front garden is laid to lawn together with shrubs. A side access gate opens into the rear garden, which is also laid to lawn. There is a hedge to the rear and lovely views over Dunstone Woods.

COUNCIL TAX

Plymouth City Council

Council tax band F

SERVICES

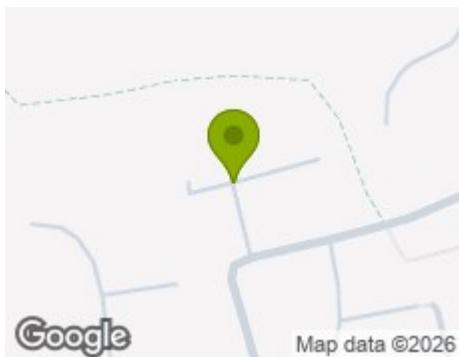
The property is connected to all the mains services: gas, electricity, water and drainage.

AGENT'S NOTE

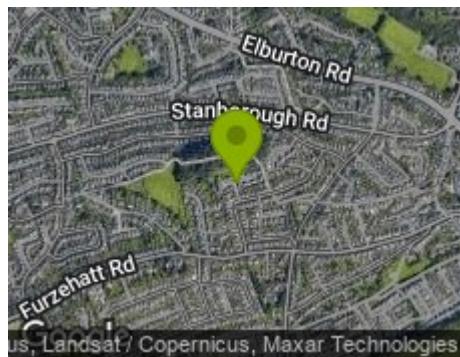
There is an annual management fee, exact figure to be confirmed.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Viewing

Please contact our Plymstock Office on 01752 401128 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.