



## 12 Lord Morley Way

Elburton, Plymouth, PL9 8AF

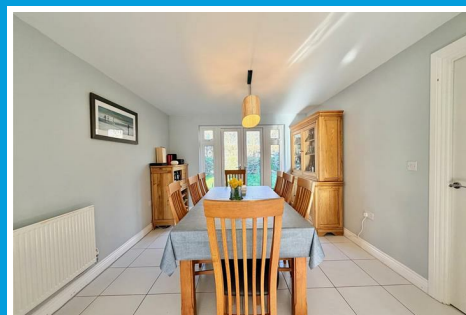
£625,000



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## LORD MORLEY WAY, ELBURTON, PL9 8AF

### 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

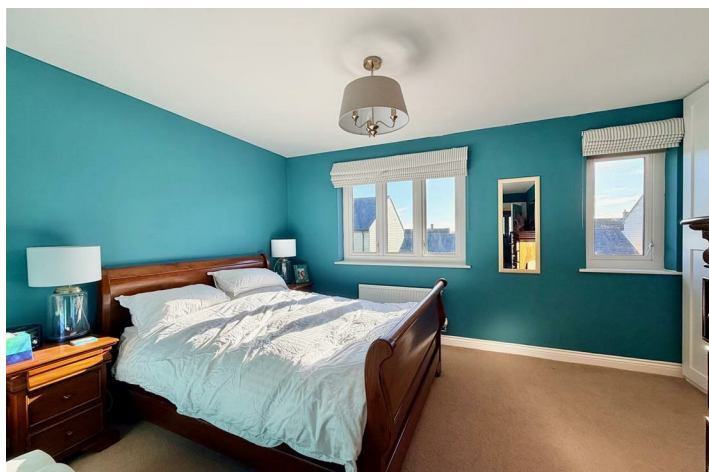
Council tax band F

## SERVICES

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

## AGENT'S NOTE

There is an annual Estate Service Charge of £553.81



Road Map



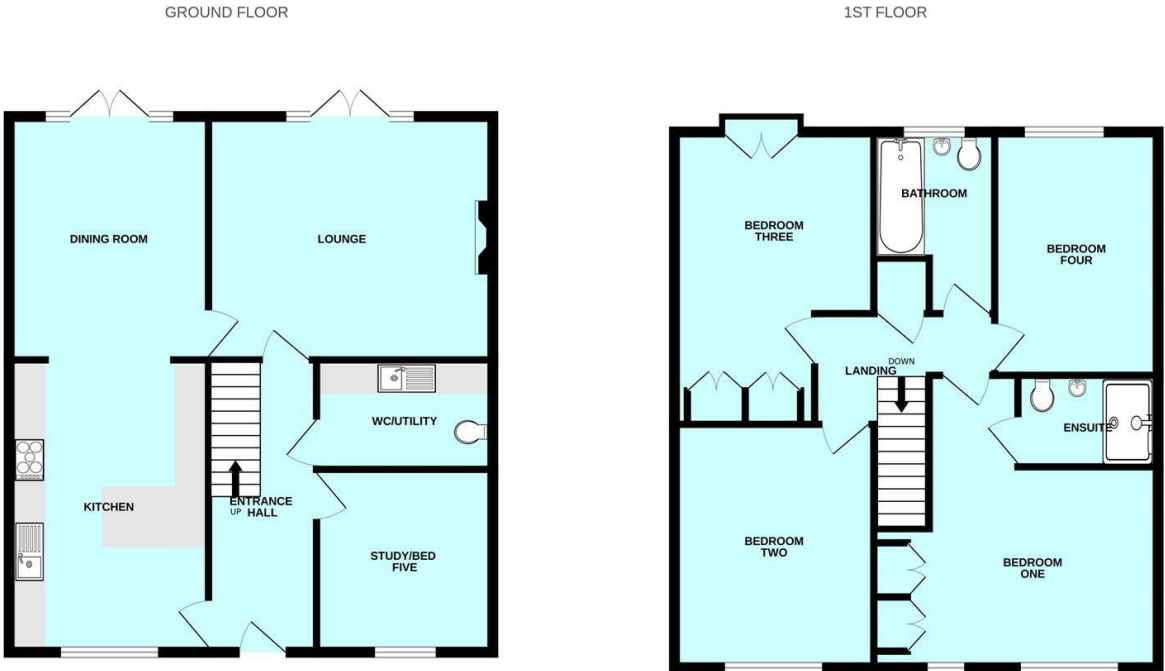
Hybrid Map



Terrain Map



Floor Plan

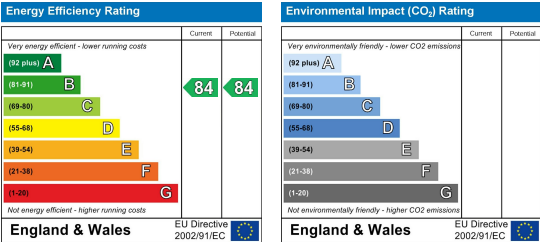


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Viewing

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

Energy Efficiency Graph



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