



## 28 Finches Close

Elburton, Plymouth, PL9 8DP

Offers In Excess Of £400,000



Superbly-presented detached family house in a popular cul-de-sac location. The accommodation briefly comprises an entrance hall with downstairs cloakroom/wc, lounge, open-plan kitchen/breakfast room/diner, 3 bedrooms & bathroom. There are gardens to the front & a south-facing garden to the rear together with a driveway & half-length garage, which is currently being used as a utility room. The property benefits from double-glazing & gas central heating.



## FINCHES CLOSE, ELBURTON, PL9 8DP

### ACCOMMODATION

Composite double-glazed front door opening into the entrance hall.

#### ENTRANCE HALL 12'5 x 6'7 (3.78m x 2.01m)

Providing access to the ground floor accommodation. Stairs rising to the first floor. Under-stairs storage cupboard. Laminate wood floor.

#### DOWNSTAIRS CLOAKROOM/WC

Fitted with a low level wc and a vanity wash hand basin. Fully-tiled walls. Double-glazed window.

#### LOUNGE 22'3 x 12' (6.78m x 3.66m)

A dual aspect room with double-glazed windows to the front and rear elevations. Fireplace with wood burning stove.

#### KITCHEN/BREAKFAST ROOM 16'8 x 8'3 (5.08m x 2.51m)

An open-plan room comprising a kitchen/breakfast room and dining area. Modern fitted kitchen comprising units including full-length larder cupboards and base cupboards and drawers with work surfaces and up-stands. Belfast sink with mixer tap. Integrated appliances including an induction hob with an extractor fan above, eye-level double oven, fridge, freezer and wine fridge. uPVC double-glazed French doors opening onto the decking.

#### DINING AREA 10' x 10'4 (3.05m x 3.15m)

uPVC bi-folding doors opening onto the decking and rear garden.

#### FIRST FLOOR LANDING 11'4 x 10'4 into stairwell (3.45m x 3.15m into stairwell)

Providing access to the first floor accommodation. Airing cupboard. Loft hatch.

#### BEDROOM ONE 12' x 11'3 (3.66m x 3.43m)

uPVC double-glazed window overlooking the rear garden.

#### BEDROOM TWO 12' x 10'7 (3.66m x 3.23m)

Fitted wardrobes. uPVC double-glazed window to the front elevation.

#### BEDROOM THREE 10'5 x 10' (3.18m x 3.05m)

uPVC double-glazed window overlooking the rear.

#### BATHROOM 6'6 x 5'7 (1.98m x 1.70m)

Fitted with a 3-piece suite comprising a panel bath with a shower over and a folding glass screen, low level wc and wash hand basin with a vanity unit below. Fitted mirror with integrated light above. Fully-tiled walls. Tiled floor. Double-glazed window.

#### HALF-LENGTH GARAGE 9'5x 9' (2.87m x 2.74m)

Up-&-over door to the front. Currently being used as a utility room. Space and plumbing for the washing machine. Space for a tumble dryer. Side courtesy door. Window.

### OUTSIDE

To the front a private driveway provides off-road parking and access to the half-length garage. The front garden is enclosed by hedgerow and is laid to lawn. There is access alongside of the property to the rear garden. The rear garden is fully enclosed by fencing and hedgerow and is south-facing. There is a level lawn, a good-sized composite deck and a timber summer house.

### COUNCIL TAX

Plymouth City Council

Council tax band E

### SERVICES

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

### Area Map



### Floor Plans

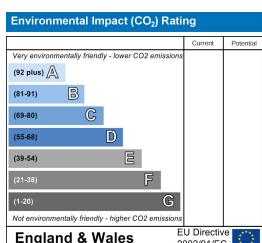
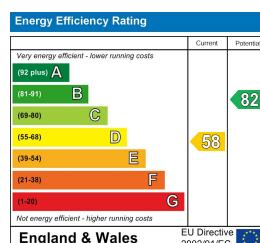
GROUND FLOOR



1ST FLOOR



### Energy Efficiency Graph



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