



## 44 Springfield Close

Elburton, Plymouth, PL9 8QG

**£480,000**



Individual extended detached family residence located in a very popular Elburton district. It enjoys spacious accommodation comprising a good-sized kitchen/breakfast room, L-shaped lounge with adjoining dining room, downstairs cloakroom/wc, utility room, 4 great-sized bedrooms, master ensuite & family bathroom. Ample off-road parking & garage. Lovely enclosed southerly-facing rear garden. Double-glazing & central heating. The property is being sold with no onward chain.





SPRINGFIELD CLOSE, ELBURTON, PL9 8QG

ACCOMMODATION

Access to the property is gained via the uPVC part double-glazed entrance door leading into the entrance porch.

ENTRANCE PORCH 4'11" x 4'4" (1.51 x 1.34)

Double-glazed windows to both side elevations. Tiled floor. Part-glazed inner door leading into the hall.

HALL

Under-stairs storage cupboard. Turning staircase rising to the first floor. Doors providing access to the ground floor accommodation.

DOWNSTAIRS CLOAKROOM/WC 6'5" x 4'4" (1.96 x 1.34)

Comprising a low level toilet and sink unit. Tiled floor. Tiled walls. Obscured double-glazed window to the front elevation.

LOUNGE 10'3" x 16'0" x 8'10" x 8'11" I-shaped room (3.13 x 4.90 x 2.71 x 2.74 I-shaped room)

Double-glazed window to the front elevation. Chimney breast with wood burner. 2 sets of double doors leading into the dining room.

DINING ROOM 18'7" x 11'1" (5.67 x 3.40)

Double-glazed sliding patio doors overlooking the garden. Doorway leading into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 21'2" x 9'10" incl kitchen units (6.46 x 3.0 incl kitchen units)

Within the kitchen/breakfast room is a series of matching eye-level and base units with laminate work surface and tiled splash-backs. Inset single drainer single bowl sink unit with mixer tap. Inset double electric oven with built-in microwave. 5-ring gas hob with an extractor hood above. Space and plumbing for a dishwasher. Space for an American-style fridge-freezer. Tiled floor. Double-glazed window and double-glazed door leading out to the rear garden. Further doorway leading to a passageway.

PASSAGEWAY

Connecting back to the main hall. Obscured double-glazed door giving access to the side elevation. Sliding door leading to the utility.

UTILITY ROOM 6'5" x 4'11" (1.97 x 1.52)

Work surface. Space and plumbing for a washing machine. Space for a tumble dryer. Double-glazed window to the front elevation.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Built-in linen cupboard. Double-glazed window to the front elevation.

BEDROOM ONE 16'3" excl door recess x 9'10" (4.96 excl door recess x 3.02)

Range of fitted wardrobes. Double-glazed window to the rear elevation overlooking the garden. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 6'8" x 6'3" (2.05 x 1.92)

White suite comprising a Quadrant-style shower cubicle with shower unit and spray attachment, sink unit with vanity cupboard beneath and a low level toilet with a boxed-in cistern. Radiator. Fully-tiled walls.

BEDROOM TWO 19'2" x 9'8" (5.85 x 2.95)

Range of fitted wardrobes. Double-glazed window to the rear overlooking the garden.

BEDROOM THREE 16'2" x 8'5" (4.95 x 2.59)

Double-glazed window to the rear elevation.

BEDROOM FOUR 9'7" x 8'7" (2.94 x 2.62)

Fitted wardrobes. Double-glazed window to the front elevation.

BATHROOM 9'9" x 7'9" (2.99 x 2.38)

White suite comprising a bath with mixer tap and spray attachment, separate shower with a shower unit and a spray attachment, sink unit with vanity cupboard beneath and a low level toilet with a boxed-in cistern. Fully-tiled walls. Radiator. Obscured double-glazed window to the side elevation.

GARAGE 16'3" x 10'4" (4.96 x 3.17)

Folding door. Currently being used as a workshop. Power and lighting. Housing the gas boiler. Step up into an office area.

OFFICE AREA 9'8" x 10'1" (2.96 x 3.08)

Power and lighting. Door leading out to the rear.

OUTSIDE

To the front of the property there is off-road parking for a number of vehicles and access to the garage to the side. A side gate provides access down the side of the property through to the rear. The rear garden is a lovely feature to this property and offers a southerly aspect. There is a paved area leading to steps that in turn lead up to a level lawned section with mature planted borders and 2 ponds. At the top of the garden there is a decked sitting area and a storage shed.

COUNCIL TAX

Plymouth City Council  
Council tax band E

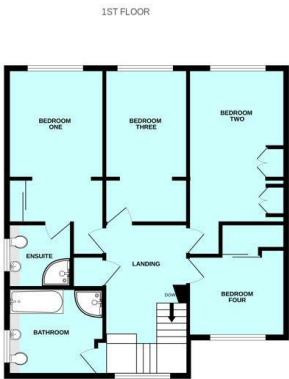
SERVICES

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

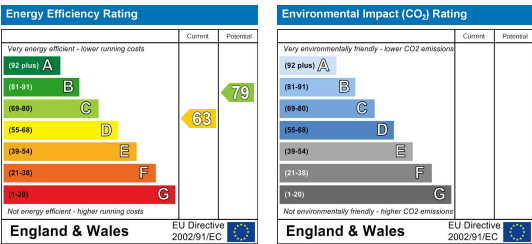
Area Map



Floor Plans



Energy Efficiency Graph



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