Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



45 Blackstone Close

Elburton, Plymouth, PL9 8UQ

£290,000

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Beautifully-presented family home with open-plan ground floor accommodation comprising a lounge and a kitchen/dining room, and, on the first floor, there are 3 bedrooms and a bathroom. Externally there are gardens to both the front and rear, as well as a garage. The front garden sets the property nicely back from the road. The property benefits from double-glazing and central heating.







BLACKSTONE CLOSE, ELBURTON, PL9 8UQ

ACCOMMODATION
Front door opening into the lounge.

LOUNGE 16'9 x 12'10 (5.11m x 3.91m)
Window with a fitted blind to the front elevation. Chimney breast. Oak flooring. Stairs rising to the first floor. Under-stairs cupboard. Feature open-plan access into the kitchen/dining room.

KITCHEN/DINING ROOM 16'9 x 10'9 (5.11m x 3.28m)
Ample space for table and chairs. Base-mounted cabinets with fitted work surfaces and tiled splash-backs. Inset sink with a work-top mounted mixer tap. Built-in oven. 4-burner gas hob with a cooker hood above. Integral dishwasher. Space for free-standing fridge-freezer. Space and plumbing for washing machine. Inset ceiling spotlights. Window with a fitted blind to the rear elevation. Sliding double-glazed doors opening to the garden.

FIRST FLOOR LANDING
Providing access to the first floor accommodation. Loft access hatch.

BEDROOM ONE 13'1 x 10'2 (3.99m x 3.10m)
Window with fitted blind to the front elevation. Recessed cupboard with shelving and housing the gas boiler.

BEDROOM TWO 11'5 x 9'3 (3.48m x 2.82m)
Window with fitted blind to the rear elevation.

BEDROOM THREE 9'9 x 6'5 (2.97m x 1.96m)
Window with fitted blind to the front elevation.

BATHROOM 7'1 x 5'6 (2.16m x 1.68m)
Comprising a bath with a shower system over and a glass shower screen, basin with storage beneath and wc. Chrome towel rail/radiator. Tiled floor. Partly-tiled walls. Inset ceiling spotlights. Obscured window to the rear elevation.

GARAGE 15'10 x 8'3 (4.83m x 2.51m)
Up-&-over door to the front elevation. Window to the rear elevation.

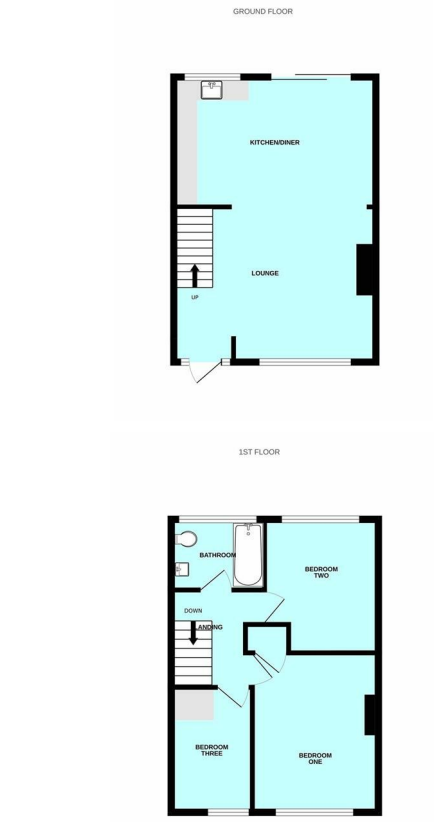
OUTSIDE
The front garden is laid to lawn. There is some dry stone walling and a paved pathway runs along the front elevation. There is pedestrian access from Blackstone Close. The rear garden has a natural stone patio laid adjacent to the property, which runs the full-width of the plot. Beyond which, the garden is laid to chippings and a further area of patio. A timber gate provides rear access.

COUNCIL TAX
Plymouth City Council
Council tax band C

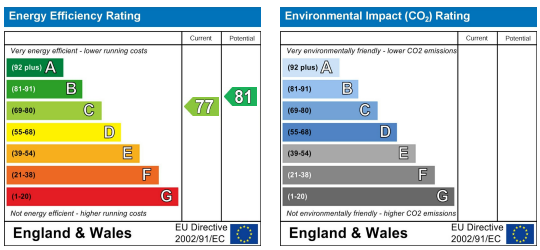
Area Map



Floor Plans



Energy Efficiency Graph



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