Julian Marks
ESTATE AGENTS
PEOPLE, PASSION AND SERVICE



23 Whitehall Drive

Elburton, Plymouth, PL9 8NN

£825,000

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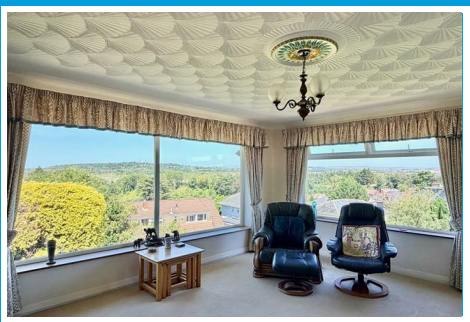


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WHITEHALL DRIVE, ELBURTON, PLYMOUTH PL9 8NN

SUMMARY

An incredible opportunity to acquire this detached house, set within generous grounds, with plentiful off-road parking and enjoying fantastic views towards Dartmoor. The accommodation is extremely spacious, offering flexibility for a large family home or multi-generational living. Briefly, the accommodation comprises an entrance porch and spacious hallway, an incredible lounge with far-reaching views, a separate dining room and 2 conservatories plus a large kitchen with separate utility. There is a master bedroom with dressing room and ensuite bathroom. In addition there is a ground floor master suite with its own sitting room, walk-in wardrobe and ensuite bathroom. In total there are six bedrooms with two ensuites plus two family shower rooms, a large gym/hobbies room, a separate office, additional ground floor WC and sauna, additional ground floor utility room plus outbuildings comprising 2 workshops, a timber garage, studio and hot tub building. Viewing highly recommended.

ACCOMMODATION

Glazed front door opening into the entrance porch.

ENTRANCE PORCH

8'1 x 5'11 (2.46m x 1.80m)

Windows providing fabulous views towards Dartmoor. Tiled floor. Doorway opening into the entrance hall.

ENTRANCE HALL

15'7 x 14'9 (4.75m x 4.50m)

The entrance hall provides a spacious approach to the accommodation and has stairs descending to the lower level. Feature natural stonework.

LOUNGE

21'9 x 15'9 (6.63m x 4.80m)

A beautiful dual-aspect room with large picture windows providing fabulous views over Elburton towards Dartmoor. There is a corner fireplace, built in natural stonework, with a matching hearth, incorporating a 'Living Flame'-style gas fire. Double doors open into the formal dining room.

FORMAL DINING ROOM

23'11 into stair recess x 16'3 (7.29m into stair recess x 4.95m)

Ample space for a large dining table and chairs. Dual aspect with fabulous views over the area towards Dartmoor. A staircase ascends to the attic storage whilst a separate door leads to the conservatories and another door leads to the kitchen.

CONSERVATORY ONE

13'7 x 11'4 (4.14m x 3.45m)

Windows to 3 elevations. Polycarbonate-glazed roof. Ceiling blinds. Fabulous views.

CONSERVATORY TWO

9'4 x 6'9 (2.84m x 2.06m)

Glazing to 2 elevations.

KITCHEN

15'11 x 12'2 (4.85m x 3.71m)

An extensive range of base and wall-mounted cabinets with matching fascias and work surfaces. Tiled splash-backs. Inset one-&-a-half bowl single-drainer sink unit. Rangemaster oven with a cooker hood above. Separate built-in microwave. Dishwasher. Space for 2 free-standing fridge/freezers. Door to outside. Further doorway leading back into the entrance hall.

UTILITY ROOM

8' x 6'6 (2.44m x 1.98m)

Open plan access from the kitchen with sliding double-glazed doors overlooking the garden. Door to outside. Space and plumbing for washing machine. Matching cabinets to the kitchen. Loft hatch.

BEDROOM ONE

20'5 max depth x 14'3 (6.22m max depth x 4.34m)

A generous dual-aspect master bedroom with fabulous views over Elburton towards Dartmoor.

ENSUITE DRESSING ROOM

6'8 x 5'8 (2.03m x 1.73m)

Wardrobes with mirrored doors. Window.

WALK-IN CLOSET

7' x 4' (2.13m x 1.22m)

Fitted with a hanging rail.

ENSUITE BATHROOM

14'1 x 7'9 (4.29m x 2.36m)

Comprising a double-ended bath, basin set into a cabinet providing lots of storage, wc and bidet set into a cabinet, concealing the cistern. Shower system over the bath with an additional rinsing attachment. Chrome towel rail/radiator. Fully-tiled walls. Window with fitted blinds and with views over the garden.

BEDROOM FIVE

11'4 x 8'4 (3.45m x 2.54m)

Dual aspect with the front window fitted with blinds and providing fabulous views over Elburton towards Dartmoor.

SHOWER ROOM

8'4 x 6'2 (2.54m x 1.88m)

An enclosed shower with a glass screen, basin with cabinet beneath and wc. Partly-tiled walls. Window with fitted blind.

ATTIC ROOMS

15'1 x 10'7 & 12'3 x 10'2 (4.60m x 3.23m & 3.73m x 3.10m)

Lighting. Ceilings are sloped from the floor

LOWER HALL

13'10 x 12'11 (4.22m x 3.94m)

Providing access to the ground floor accommodation. Open plan area beneath the stairs. Cloak cupboard with hanging rail and shelf. Further walk-in cupboard with shelving.

GROUND FLOOR MASTER SUITE

SITTING ROOM

15'11 x 10'8 (4.85m x 3.25m)

Window overlooking some of the gardens. Doorway opening into the bedroom. Separate door leading into the ensuite bathroom.

ENSUITE BATHROOM

9'11 x 8'2 (3.02m x 2.49m)

Comprising a double-ended bath with shower above and glass screen, basin with cupboard beneath and wc with concealed cistern. Towel rail/radiator. Wall-mounted storage cupboard. Partly-tiled walls.

BEDROOM

13'5 x 11'3 (4.09m x 3.43m)

Window overlooking some of the gardens. Walk-in wardrobe with 2 hanging rails.

BEDROOM TWO

11'8 x 8'5 (3.56m x 2.57m)

Window. Built-in wardrobes.

BEDROOM THREE

11' x 10'3 (3.35m x 3.12m)

Window. Built-in wardrobes.

SHOWER ROOM

8' x 5' (2.44m x 1.52m)

Comprising a large walk-in shower with a fixed glass screen and built-in shower system, basin with storage beneath and wc. Fully-tiled walls. Towel rail/radiator. Obscured window.

BEDROOM FOUR
12'6 x 10' max dimensions (3.81m x 3.05m max dimensions)
Window to the front elevation.

GROUND FLOOR KITCHEN
15'7 x 6'9 (4.75m x 2.06m)
Fitted with a range of base and wall-mounted cabinets with matching fascias and work surfaces. Window to the side. Obscured glazed door leading to outside. Breakfast bar. Built-in oven an microwave. Separate hob. Integral dishwasher. Single-drainer sink unit. Integral fridge and freezer. Walk-in cupboard housing the hot water cylinder. Separate walk-in cloak cupboard with hanging rails and shelving.

GYM/HOBBIES ROOM
23'1 x 16'7 (7.04m x 5.05m)
A spacious room with an obscured window and door leading to outside. Wall-mounted mirror. Power and lighting. Built-in cupboard with shelving, housing the gas and electric meters and consumer unit. Doorway to the office. Access to the sauna, additional wc and utility room

OFFICE
10'9 x 9'9 (3.28m x 2.97m)
Dual aspect with the windows having fitted blinds. Sink with a tiled splash-back.

WC
4'5 x 4'4 (1.35m x 1.32m)
Corner-sited basin and wc. Cupboard housing the Vaillant gas boiler.

SAUNA
5'6 x 3'6 (1.68m x 1.07m)
Smoked glass door. Timber panelling to walls and ceiling. The sauna is an infra-red system rather than the traditional coals.

UTILITY ROOM
6'6 x 4'7 (1.98m x 1.40m)
Plumbing for washing machine. Shelf for tumble-dryer.

TIMBER DOUBLE GARAGE
19' x 12'8 (5.79m x 3.86m)
Timber doors to the front elevation. Internal shelving as the room is currently used as a store. A gateway opens into the rear garden. A separate timber door opens into the workshop/store.

WORKSHOP/STORE
15'8 x 11' (4.78m x 3.35m)
Power and lighting. Consumer unit. Shelving. Work bench. Rear gateway leading to outside.

STUDIO
11'4 x 11'4 (3.45m x 3.45m)
French doors. Window. A cabin-style building with a pitched roof, power and lighting. Consumer unit.

HOT TUB BUILDING
11'1 x 10'3 (3.38m x 3.12m)
Constructed in timber with a pitched roof and windows to both side elevations. Fabulous opening to the front providing amazing views to Dartmoor. Internal store with window to side.

WORKSHOP
13'7 x 11'6 (4.14m x 3.51m)
Window. Power and lighting. Fitted extractor. Bench.

OUTSIDE
To the front there is an extensive driveway and parking area, providing space for a number of vehicles and ample turning space. The grounds surround the property and are mainly laid to lawn with an array of mature, planted shrub and flower beds and a pond. From the main area of garden there are fabulous, far-reaching views over Elburton towards Dartmoor.

COUNCIL TAX
Plymouth City Council
Council tax band F

ELBURTON
The suburb of Elburton and Dunstone forms part of Plymstock and is just a short drive to the bustling university city of Plymouth. Set within the highly regarded area of the South Hams, Elburton is surrounded by glorious coast and countryside which offer endless scope for leisure pursuits. The village-style centre has plenty of amenities for local residents including excellent local primary and secondary schools.









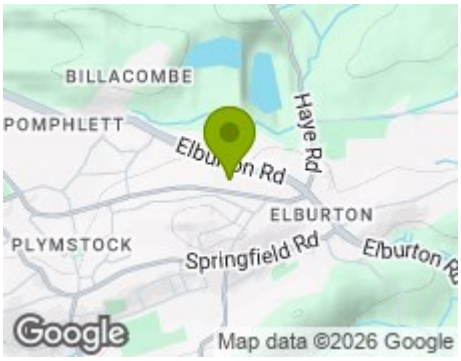
Road Map



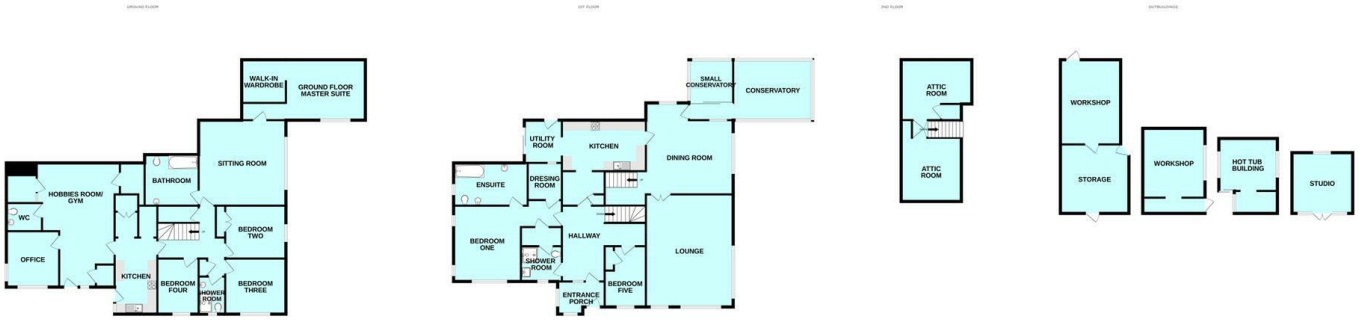
Hybrid Map



Terrain Map



Floor Plan

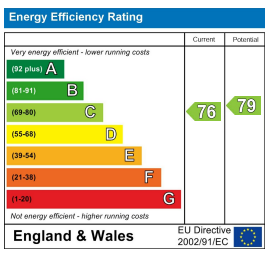


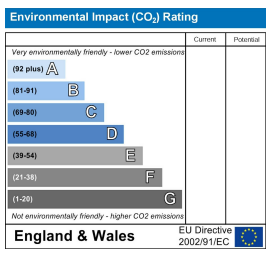
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Viewing

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





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