



Blackstone Close
Elburton, Plymouth
PL9 8UQ

Offers Over £280,000

LUKE BOON

POWERED BY
exp UK



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Graph

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Located in the heart of Elburton in Plymstock, Blackstone Close is a quiet residential area, located close to Elburton Village, Primary School and Coombe Dean Secondary School.

Plymstock has excellent primary and secondary schools and offers good commuter routes into the City Centre. There is an abundance of local amenities located throughout Plymstock. Part of the South West Coastline is located in PL9 and includes Jennycliff, Wembury and Bovisands beaches.

Plymouth has a train station with direct access into London Paddington and Birmingham New Street. Plymouth City Centre has Drake Circus Shopping Centre and the Barcode Leisure Complex, plus the Theatre Royal. The Barbican and Royal William Yard are located close by, with a range of local and national traders and eateries.

You enter the property into a large porch, which has under seating storage, plus space for shoes and coats and a door leading through into the hallway. There are dual aspect windows and doors which overlook the landscaped front gardens. The hallway is well presented and has doors leading into the lounge and kitchen, plus stairs leading up to the first floor. There is an under stairs storage cupboard which houses the meters and gas boiler.

Located at the front of the property is the lounge which has a feature fireplace with inset gas fire, a large picture window to the front elevation and concertina doors leading into the dining room. The dining room has a door leading into the kitchen and an opening leading into the third reception room.

The kitchen has a range of wall and base mounted units, complete with a work surface over. There is space for a range of appliances, including a washing machine, dishwasher and fridge/freezer. There is a fan assisted electric oven with a four ring gas hob over and a stainless steel sink drainer unit. The kitchen has a large window to the side elevation and tiled splash backs to finish.

The property has a large single storey extension which is located at the rear of the property and accessed via the dining room. This room is a superb size and has dual aspect windows and doors and access into a downstairs cloakroom. The cloakroom has a low level w/c and an obscured window to the rear elevation.

Upstairs, the first floor landing has doors leading into all three bedrooms, the bathroom and a window to the side elevation. There is a loft hatch giving access into the loft, which is insulated and loosely boarded.

The main bedroom is a fantastic size and has a large window to the front

elevation. There is a built in storage cupboard which houses the hot water cylinder. Bedroom two is located at the rear of the property and has a window to the rear elevation, and double built in wardrobes. Bedroom three is a large single room, with a window to the front elevation and a built in storage cupboard.

The family bathroom has a panelled bath with a mixer tap and an additional electric Mira shower overhead. There is a matching white suite, consisting of a low level w/c and a hand wash basin. The bathroom has tiled walls, an extraction fan and a large obscured window to the rear elevation.

Externally, the rear garden is hard paved and is North Westerly facing, catching the afternoon and evening sunshine. There is a gate leading out to the rear service lane and parking. There is a door leading into the large double garage. The double garage is a superb size, with two up and over doors and two windows to the rear elevation. The garage has power and lighting, with space for a number of vehicles inside.

Tenure - Freehold

Services - Mains Water, Electricity, Gas & Drainage.

EPC - D

Council Tax Band - C

