



Elphinstone Road, Plymouth, PL2

Offers Over: £250,000

Freehold

Set in the most desirable and prestigious area of Peverell is this breath-taking Edwardian family home. Built in 1907, this home has been meticulously renovated by the current owners to bring it to the astonishing standard it is today. Despite the luxurious and modern finish, great care has been taken to retain and restore a wealth of original features. Downstairs, the open plan living and dining area provides an abundance of natural light throughout due to beautiful, large bay windows and has been delightfully decorated to provide a perfect space for both entertaining and socialising.

In addition to the open plan space, this imposing property provides a large kitchen and breakfast room which has been refurbished to the same awe-inspiring standard as the rest of the property. The home also has the added bonus of two bathroom facilities, with a brand new and fully fitted downstairs shower room as well as the family bathroom. Upstairs, the property has been decorated and restored equally as magnificently and provides three generous double bedrooms, all of which are light and airy and retain a wealth of character. The family bathroom has been tastefully refitted in keeping with the standard of the rest of the home. The property is completed superbly with a brand newly decked rear courtyard which is larger than average and wonderfully low maintenance. EPC: TBC

Porch 4'1" x 3'10" (1.24m x 1.17m). Entrance porch with original wooden door to the front elevation providing access to the property. Original tiled floor.

Entrance Hall 23'9" x 5'9" (7.24m x 1.75m). Max measurements. Entrance hall providing access to all downstairs accommodation and carpeted stairs leading to first floor landing. Carpet flooring, wall mounted cast iron central heating radiator.

Living Room 12'5" x 15'1" (3.78m x 4.6m). Max measurements into bay. uPVC double glazed windows arranged in a bay to the front elevation, carpet flooring, wall mounted cast iron central heating radiator and TV point.

Dining Room 11'11" x 10'10" (3.63m x 3.3m). Max measurements. Carpet flooring, wall mounted cast iron central heating radiator, original cast iron fireplace, wooden french doors leading into sun room.

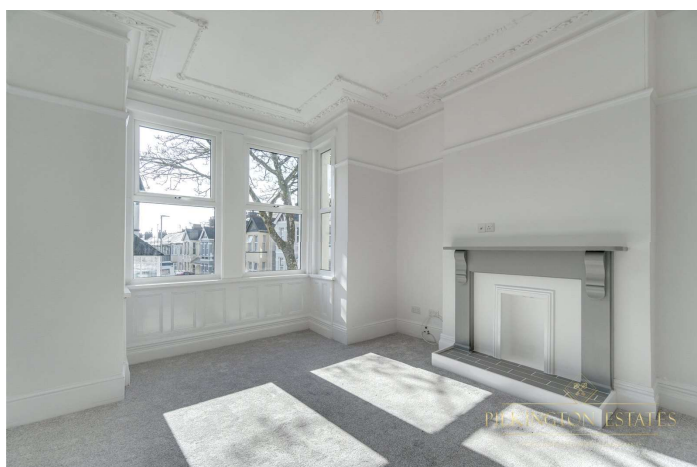
Sun Room 5'7" x 3'5" (1.7m x 1.04m). Sun room with uPVC double glazed doors to the rear leading to rear courtyard, carpet flooring.

Kitchen 17'1" x 9'11" (5.2m x 3.02m). uPVC double glazed windows to the side elevation. Fully fitted modern kitchen with a range of matching wall and base units in high gloss. Sharp edge work surfaces and matching splashbacks, integrated fan oven, induction hob and extractor fan in the ceiling. Integrated 1, 1/2 sink and draining unit in resin with hot and cold stainless steel mixer taps over, laminate flooring and original built in cupboard. Space and plumbing for American style fridge and freezer. TV point.

Utility Room 9'3" x 6' (2.82m x 1.83m). Max measurements. uPVC double glazed windows to the rear elevation, space and plumbing for washing machine and tumble dryer/dishwasher. Fitted base unit, sharp edge work surfaces and integrated resin sink and draining unit with hot and cold stainless steel mixer tap over. Laminate flooring.

Shower Room 7'5" x 3'7" (2.26m x 1.1m). uPVC double glazed window to the side elevation, walk in shower unit with splashbacks and stainless steel showerhead, ceramic wash hand basin with vanity unit and hot and cold stainless steel mixer tap, low level WC, mirror with integrated light and Bluetooth speaker system, laminate flooring and built in cupboard with the boiler.

Landing 18'8" x 5'10" (5.7m x 1.78m). Max measurements. Fully carpeted stairs leading to carpeted landing. Provides access to three double bedrooms and family bathroom.





Bedroom 16'2" x 15' (4.93m x 4.57m). Max measurements. uPVC double glazed window to the front elevation, further uPVC double glazed windows to the front elevation arranged in a bay. Wall mounted cast iron central heating radiator, carpet flooring, TV point and built in storage.

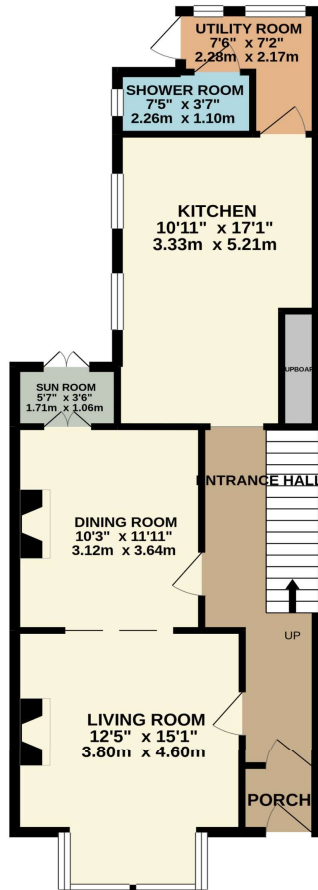
Bedroom 10'9" x 12' (3.28m x 3.66m). uPVC double glazed window to the rear elevation, wall mounted cast iron central heating radiator, carpet flooring and built in storage.

Bedroom 10' x 9'5" (3.05m x 2.87m). Max measurements. uPVC double glazed window to the rear elevation, wall mounted cast iron central heating radiator, carpet flooring.

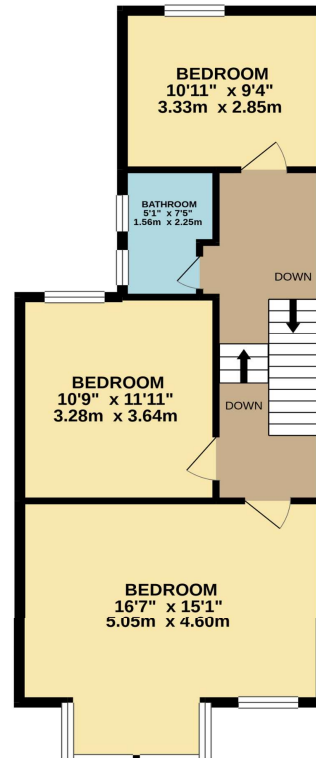
Bathroom 7'4" x 5'7" (2.24m x 1.7m). Max measurements. Fully tiled walls and laminate flooring. Low level WC, oversized ceramic wash hand basin with vanity unit and hot and cold stainless steel mixer tap over, bath with glass shower screen, hot and cold stainless steel mixer tap over and stainless steel showerhead. Two uPVC double glazed windows to the side elevation and wall mounted stainless steel heated towel rail.

External The property benefits from a larger than average rear courtyard which will mostly be decked, a built in storage shed and gate which leads out to road and on-street parking. There is also parking to the front of the property.

GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
600 sq.ft. (55.8 sq.m.) approx.



Pilkington Estates - Plymouth
Third Floor, Unit 7, Sutton Harbour, Plymouth
Devon, PL4 0DN

T: 01752 729777
E: jon@pilkingtonestates.co.uk
www.pilkingtonestates.co.uk

Jet Software Ltd. Registered in England and Wales - 09408958
Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.