



PILKINGTON ESTATES  
PROFESSIONAL PROPERTY CONSULTANTS



## Knapps Close, PL9

### Offers Over: £300,000

This immaculately presented three-bedroom semi-detached property in the heart of Elburton will undoubtedly suit a growing family or those looking to get onto the property ladder. The ground floor comprises a contemporary living room, a recently fitted, modern open plan kitchen / dining room which is flooded with natural light due to its patio doors to the rear.

Upstairs boasts two double bedrooms, a further single bedroom and a modern family bathroom, all of which has been decorated to an equally as impressive standard as the rest of the home. This family home sits on a substantial plot, boasting both front and rear gardens. To the front, the property benefits from a paved driveway leading to the single garage. To the rear, the property benefits from an enclosed garden which has been recently landscaped, one tier laid to patio and the raised tier laid to both lawn and stone chipping, creating the perfect space for outdoor furniture. EPC: C.

## Rooms

**Hallway** UPVC front door, laminate flooring, gas wall mounted radiator, white wooden door to understairs storage, Grey carpet fitted on stairs

**Sitting Room** 12'10" x 12'10" (3.9m x 3.9m). Brown wooden door, laminate flooring, UPVD double glazed window to the front aspect, gas wall mounted radiator

**Kitchen Dining Room** 16'11" x 10'11" (5.16m x 3.33m). Brown wooden door, laminate flooring, 1 x UPVC double glazed window to side aspect, 1 x single UPVC door to left side of kitchen, UPVC French doors to right hand side of kitchen leading to patioed garden with large grass area. Grey high gloss units with integrate over, hob, fridge, freezer, dishwasher, washing machine. Fitted sink with chrome mixer tap, Island with fitted extractor fan.

**Landing** Carpet flooring, wooden banister, UPVC double glazed window to the side aspect

**Bathroom** 7'5" x 6'3" (2.26m x 1.9m). Wooden door, tiled flooring, double shower with glass panel and grey fitted tiles. Wood effect unit with white sink with chrome tap and white toilet basin. Grey gas wall mounted radiator, frosted UPVC double glazed window to rear aspect

**Bedroom 2** 9'7" x 8'7" (2.92m x 2.62m). Brown wooden door, grey carpet, gas wall mounted radiator, UPVC double glazed window to the rear aspect. Built in storage with glass sliding doors

**Bedroom 1** 12'10" x 9'7" (3.9m x 2.92m). Brown wooden door, grey carpet, gas wall mounted radiator, UPVC double glazed window to front aspect



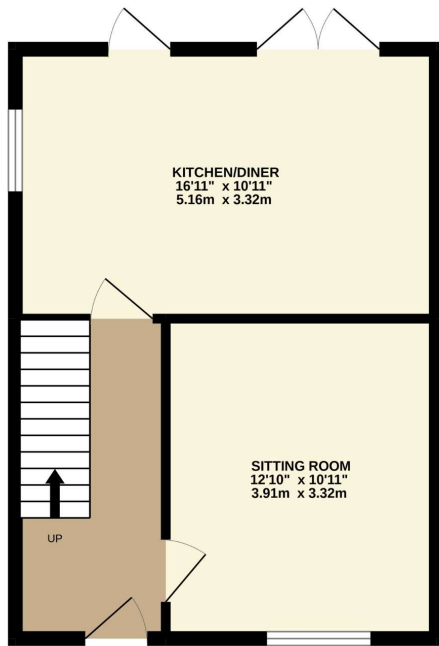


**Bedroom 3** 9'10" x 7'5" (3m x 2.26m). Brown wooden door, grey carpet, gas wall mounted radiator, built in storage cupboard, UPVD double glazed window to the front aspect

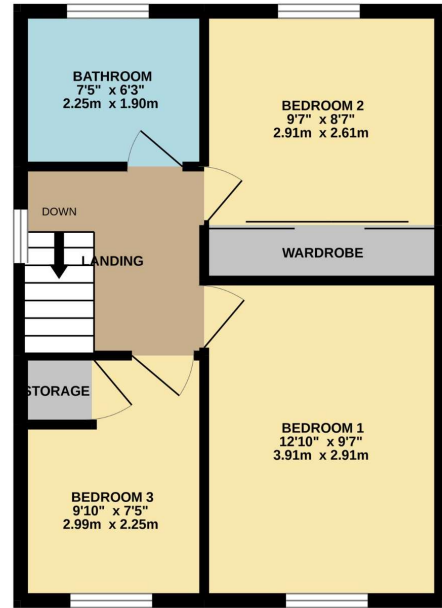
**Exterior** The property benefits from a driveway to the side leading to a single garage. To the rear, the property boasts a large patio area providing ample space for garden furniture as well as lawn and stone chipping on the next level.



GROUND FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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