



Knapps Close, Plymouth, Devon, PL9 Offers Over: £300,000

This beautifully 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 which had wooden doors opening up into the dining room giving you the option for open plan living. The home has a large kitchen with a breakfast table, which then looks onto the stunning conservatory at the rear of the property, allowing so much space for social occasions.

From the kitchen you have access to another space, which can be used for many of things – office/bedroom/play room. 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 to accommodate off street parking. To the rear, the property benefits from an enclosed garden which has been landscaped, one tier laid to patio and the raised rear laid to lawn, creating the perfect space for outdoor furniture. EPC: TBC

Rooms

Entrance Hall uPvc double glazed frosted door, uPvc double glazed frosted window as you enter, laminate flooring, radiator, carpeted stairs leading to the first floor, storage cupboard under the stairs

Living Room Laminate flooring, radiator, uPvc double glazed window to the front, wooden doors opening up to the dining room

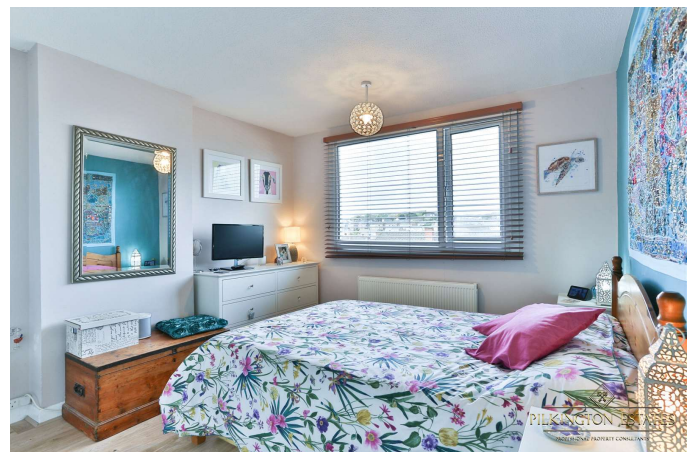
Dining Room Laminate flooring, radiator, arch way leading into conservatory

Kitchen Vinyl flooring, Storage cupboard, radiator, integrated oven and grill with induction hob, two uPvc double glazed windows, space and plumbing for dish washer, stainless steel sink and a half with drainer with hot and cold mixer tap, space and plumbing for washing machine, space for fridge freezer

Conservatory Laminate flooring, radiator, uPvc double glazed windows around, uPvc double glazed french doors leading into the garden

Study Converted garage, laminate flooring, uPvc double glazed window to the front, plug sockets, wardrobe space, utility space

Landing Carpeted flooring, access to the loft with a loft ladder, uPvc double glazed window





to the side

Bedroom One Laminate flooring, radiator, uPvc double glazed window to the front, built in storage cupboard

Bedroom Two Laminate flooring, radiator, uPvc double glazed windows to the rear

Bedroom Three Carpeted flooring, radiator, uPvc double glazed window to the front, built in storage

Bathroom Lino flooring, toilet, sink with hot and cold mixer tap, heated towel rail, bath tub with shower head, uPvc double glazed frosted windows, partly tiled walls

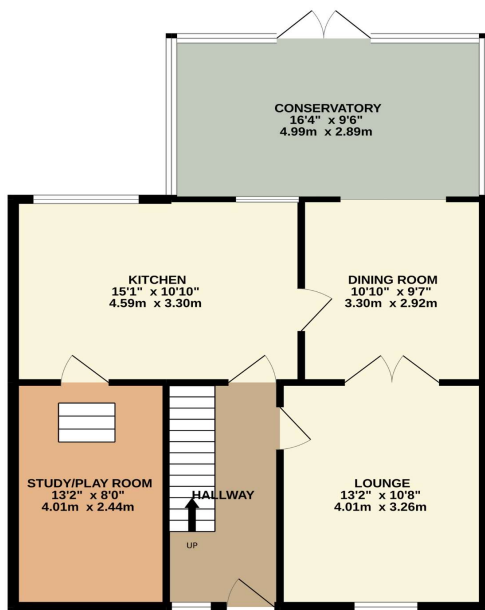
Garden Tiered garden, part patio, stairs leading to some lawn, surrounded by woodlands, shed and summerhouse the summerhouse is 8' x 8', plasterboarded and

insulated and set up as additional office space / crafting room.

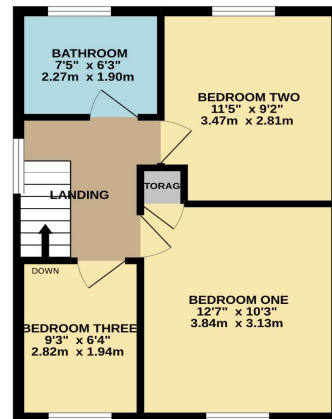
Parking Driveway



GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



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Disclaimer

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