

## Erlstoke Close, Plymouth, Devon, PL6 Offers over £260,000

This spacious three bedroom property located in the ever popular area of Eggbuckland would perfectly suit either a young family, or make an outstanding investment. The ground floor comprises of a large and airy living room with French doors leading on to the decked part of the generous sized tiered rear garden. Next to the lounge we have a modern fitted kitchen as well as a dining area which has been partially opened to create a wonderful open plan space whilst also retaining a level of separation that so many buyers wish for.

Both the kitchen and dining area are flooded with an abundance of natural light, and due to the property's elevated position benefits from far-reaching and beautiful views across the Forder Valley woodland. An added bonus with this property is you have an extra space which is currently used for storage/utility purposes but can even be made into another bedroom or downstairs toilet making the home versatile for all family types. Upstairs, the sense of space continues with three generous double bedrooms that similarly to downstairs are all airy and bright, with large windows offering an attractive outlook. A fresh and modern bathroom finishes off this family home brilliantly. Externally, the property continues to surprise with the tiered rear garden that offers a good degree of privacy, as well as a separate garage and off-road parking. EPC: TBC

## Rooms

**Hallway** 5'11" x 14'10" (1.8m x 4.52m). uPvc double glazed door to access the front, uPvc double glazed frosted window to the front, radiator, stairs leading to the first floor, cupboard underneath the stairs

**Lounge** 11'2" x 23'9" (3.4m x 7.24m). carpeted flooring, two radiators, uPvc double glazed window to the front aspect, uPvc double glazed patio doors leading out to decking

**Kitchen** 8'8" x 8'8" (2.64m x 2.64m). vinyl flooring, integrated oven and grill, four ring gas hob, hooded extractor fan, stainless steel sink and a half with drainer with hot and cold mixer tap, uPvc double glazed window to the rear, space and plumbing for dishwasher, storage cupboard

**Dining Room** 9'5" x 9'3" (2.87m x 2.82m). vinyl flooring, boiler, radiator, uPvc double glazed window to the side aspect, uPvc double glazed window and door leading out to the rear

**Utility Room** 14'10" x 16'1" (4.52m x 4.9m). space and plumbing for washing machine and





tumble dryer, stainless steel sink and drainer, hot and cold taps, space for fridge freezer, room could be used for a downstairs toilet or could be converted

flooring, bath tub, shower, partly tiled, uPvc double glazed window to the rear and side aspect, heated towel rail, sink with hot and cold mixer tap

**Landing** 9'5" x 6'2" (2.87m x 1.88m). carpeted flooring, radiator, access to loft via hatch

**Garden** tiered garden, part deck, part lawn, part chippings

**Bedroom Three** 7'11" x 8'1" (2.41m x 2.46m). carpeted flooring, uPvc double glazed window to the front of the property

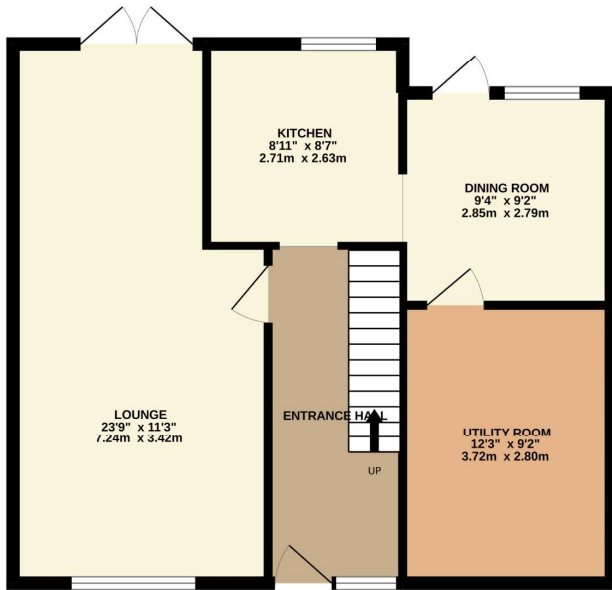
**Bedroom One** 12'6" x 9'6" (3.8m x 2.9m). carpeted flooring, uPvc double glazed window to the front

**Bedroom Two** 8'11" x 10'11" (2.72m x 3.33m). carpeted floors, uPvc double glazed window to the rear

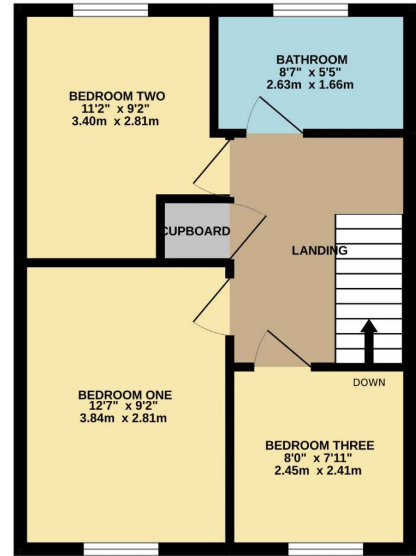
**Bathroom** 8'6" x 5'5" (2.6m x 1.65m). vinyl



GROUND FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 1011 sq.ft. (93.9 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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