





Endsleigh

4a Coach House Mews, Elburton PL9 8FS

- Detached executive style house
- Double garage and driveway
- End of cul-de-sac location
- Beautifully presented throughout
- Large open plan kitchen/diner/family room
- South facing rear garden
- Master with en-suite shower room
- Downstairs study/office
- No onward chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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DESCRIPTION

Available with no onward chain, this impressive four bedroom detached executive style house is situated at the end of a cul-de-sac, affording the property a high degree of privacy. Beautifully presented throughout, the property offers family sized accommodation in walking distance to amenities. The vendors have maintained the property to a high standard including having replaced all the double glazed windows in the last five years or so, extended the kitchen area and installed a new kitchen, replaced the en-suite and decorated throughout. In brief the accommodation comprises four bedrooms, two bathrooms (master en-suite), large open planning living/dining/kitchen space, separate sitting room, study, downstairs WC and enclosed front porch. A drive laid with paviours and lined with low-key lighting provides plenty of parking for vehicles and leads to the integral double garage, which has a utility area inside.

ACCOMMODATION

The enclosed front entrance porch provides ample space for outdoor shoes before entering the house. Inside, the hallway has doors to the sitting room, study, kitchen/dining/family room and downstairs WC. A brick alcove is a feature and could be used to display or store items. The kitchen/dining/family room was created by the current owners and is a wonderful space for entertaining. The room enjoys plenty of natural light from the South facing French windows, additional windows to the side of the house and Velux windows (with rain sensor closing and remote control, along with underfloor heating. At the far end is the kitchen area which boasts a range of contemporary styled cupboards, drawers and island unit with quartz work top over. Appliances include a Rangemaster with six gas burners, two electric ovens, grill and warming drawer, integrated Bosch dishwasher, integrated fridge/freezer and integrated wine chiller. The tiled floor flows through the whole room leading to a dining area and an informal seating area which has enough room to enjoy coffee with a friend whilst benefitting from an outlook over the rear garden. Double doors open into the formal sitting room with French windows open to the South facing deck overlooking the rear garden. In the evening the large brick inglenook feature fireplace provides a focal point and has a contemporary gas fire. The study is an ideal space for those who work from home or want somewhere quiet to indulge their interests with a range of built-in furniture and desk, alternatively, it could easily serve as a fifth bedroom. The downstairs WC boasts a basin and WC and there is a storage cupboard under the stairs.

Stairs lead from the hallway to the first floor where doors open to the four bedrooms, family bathroom and airing cupboard. A loft hatch gives access to the partially boarded loft. The master bedroom overlooks the rear garden and has illuminated fitted wardrobes with sliding doors providing hanging and drawer space. The en-suite shower room has a shower cubicle, basin, vanity mirror with light and demist function, towel rail, WC, basin and electric underfloor heating. The second bedroom also overlooks the rear garden with an open outlook across the valley. There is a range of illuminated fitted wardrobes with sliding doors behind which there is ample hanging space, a vanity table and drawers. Bedroom 3 is also a double bedroom, overlooking the front with a range of illuminated fitted wardrobes, with bedroom four a small double overlooking the rear garden. The family bathroom is fully tiled with travertine and has a three piece suite including a bath with shower over, basin, WC and towel rail. The airing cupboard boasts a small radiator, hanging rail and slatted shelves.





OUTSIDE

The house is set back from the road with a deep front garden and winding drive laid with brick paviours and LED lighting at low and mid level. Either side of the drive are standard bay trees, lawns, a variety of shrubs including hydrangea and magnolia and fruit trees, along with a historic 'lane' of hornbeam trees. A gate leads round the side of the house to the rear where there is a deck running the width of the house, which also features a pergola with climbing rose and clematis. Steps lead down from the deck to the level lawn which is bordered with shrubs and perennials. The boundaries are a mixture of fencing and thick hedging affording the rear garden a high degree of privacy. The lawn leads round to the other side of the house with steps up to a terrace behind the garage.

GARAGE

The integral double garage, with remote control up and over door, also has an internal door connecting to the kitchen and an external door and window to the rear. The vendors have created a utility area within the garage, whilst retaining plenty of parking space, in addition to an enclosed area for coats, shoes and boots. The Worcester gas fired combi boiler is located here and the room is fitted with a stainless steel double bowl sink unit set within a range of units and worktop incorporating space for a washing machine, tumble dryer and under-counter fridge or freezer. The walls are insulated and could provide further living/annexe accommodation (STP).

SERVICES: All mains services are connected to the property.

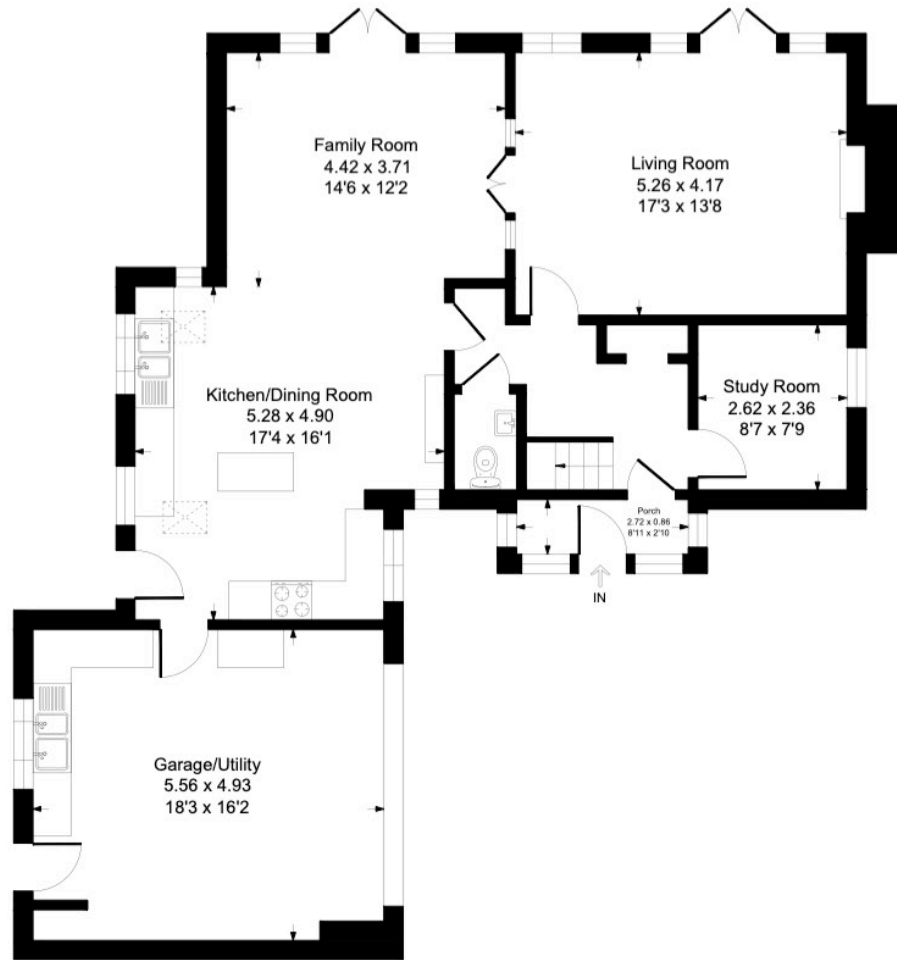
TENURE: Freehold

LOCAL AUTHORITY AND COUNCIL TAX: Band F. Plymouth City Council.

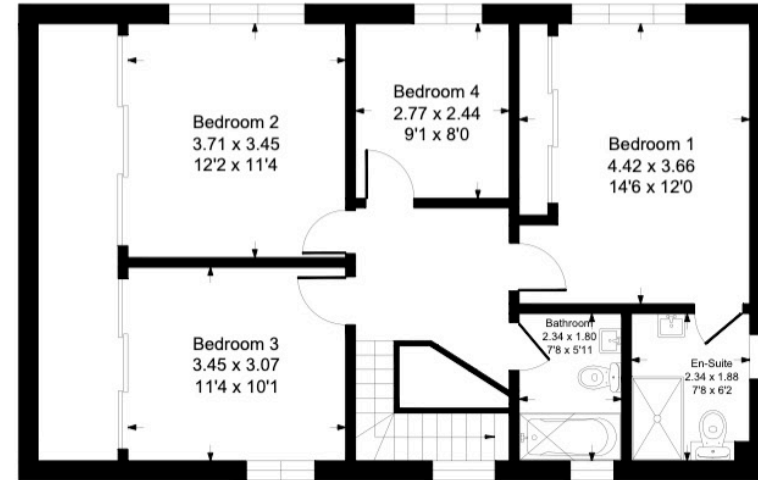


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Approximate Gross Internal Floor Area = 152.0 sq m / 1637 sq ft
Garage Area = 27.4 sq m / 295 sq ft
Total Area = 179.4 sq m / 1932 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

