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Elburton  
Plymstock,

Price:£450,000

Located on a fabulous sized plot with extensive gardens, Moving On are delighted to offer this detached 3 bedroom bungalow situated in a tucked away location within the Elburton area of Plymstock. Accommodation comprises lounge, dining room, kitchen/breakfast room, 3 double bedrooms, a gym, an office and a bathroom. Benefits include gas central heating, uPVC framed double glazing, parking for numerous vehicles and a garage. The beautiful large gardens with outstanding views across nearby countryside ensure that this is a property that must be seen to be fully appreciated.

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# Dunbyus, 6 Arcadia, Elburton, Plymstock, PL9 8EF



**ENTRANCE:** uPVC double glazed door into:

**ENTRANCE PORCH:** uPVC double glazed windows and further wooden door into:

**HALLWAY:** Doors to all rooms, door to storage cupboard, door to cupboard housing central heating boiler and further sliding doors to cloaks storage. uPVC double glazed door to the rear garden.

**CLOAKROOM:** uPVC obscure double glazed window to the front. Low flush W.C.

**KITCHEN:** 11' 10" x 11' 10" (3.62m x 3.61m) uPVC double glazed window to the side and to the front. Wall and floor mounted matching units with wooden edge worktops and tiling to splash back areas. Belfast sink with granite surround and mixer tap over and spaces for range style cooker with extractor over, dishwasher and fridge/freezer. Door through to:

**DINING ROOM:** 11' 10" x 11' 10" (3.63m x 3.62m) uPVC double glazed window to the side, radiator and double sliding doors to:

**LOUNGE:** 21' 10" x 11' 10" (6.68m x 3.62m) uPVC double glazed French doors with side panels to the side, radiator and feature fireplace with log burner.

**BEDROOM 1:** 11' 10" x 11' 10" (3.62m x 3.62m) uPVC double glazed window to the rear, radiator and range of fitted wardrobes with hanging and shelving.

**BEDROOM 2:** 11' 10" x 9' 6" (3.62m x 2.91m) uPVC double glazed window to the side, radiator and mirrored sliding door to wardrobes.

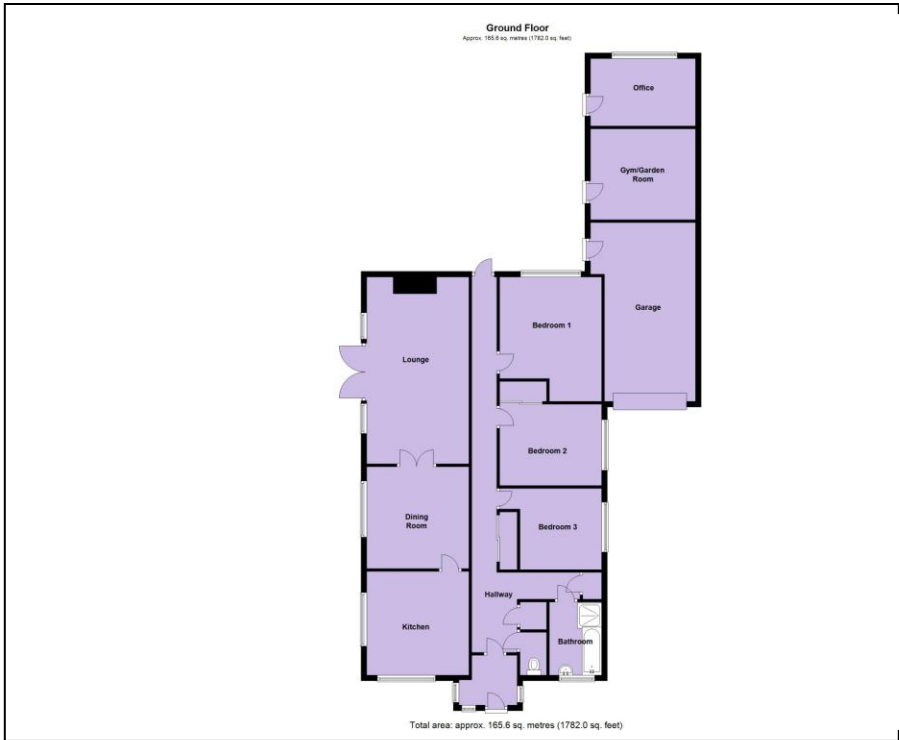


**BEDROOM 3:** 9' 6" x 9' 4" (2.92m x 2.87m) uPVC double glazed window to the side and radiator.

**BATHROOM:** uPVC obscure double glazed window to the front. Suite comprising shower cubicle with glazed door, panelled bath and pedestal wash hand basin. Tiling to all splash back areas, shower area and radiator.

**OUTSIDE:** Accessed via a private road leading to a driveway offering ample parking and leading to the single garage. To the front and side are good size garden area with one area having a pond, a second area currently housing chickens and a patio area close to the house leading down to the rear. To the rear is a patio area with far reaching views and a path giving access to the garage, gym room and office. Further to the rear are extensive gardens laid to lawn and, a further area currently housing ducks and chickens and a barked area and a gated access onto Arcadia.





Important Note: These details have been produced for prospective purchasers as a guide only. This includes floor floor plans that may not be to scale but are provided as a guide to layout only. They are not part of a contract or offer and should not be relied upon as a statement of fact. Prospective purchasers should make their own enquiries.