



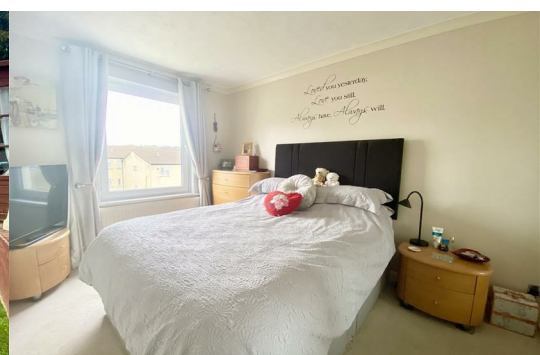
## 12 Hooksbury Avenue

Plympton, Plymouth, PL7 1XW

**Offers Over £290,000**



This warm, spacious, welcoming family home is situated in the Yealmpstone Farm area of Plympton, close to local schools & amenities & with good access to the A38. Briefly it comprises an entrance vestibule, lounge/diner, kitchen, conservatory, 3 bedrooms & shower room. Driveway & garage. Front & enclosed, sunny rear garden.





HOOKSBURY AVENUE, PLYMPTON, PLYMOUTH PL7 1XW

ACCOMMODATION

Obscured uPVC double-glazed door opening into the entrance vestibule.

ENTRANCE VESTIBULE 7'5" x 4'9" (2.28 x 1.46)

Door opening into the lounge/diner. uPVC double-glazed window to the side elevation.

LOUNGE/DINER 15'7" narr 7'0" x 25'2" narr 16'0" (4.76 narr 2.15 x 7.68 narr 4.89)

Wall-mounted gas fire. uPVC double-glazed window to the front elevation. Door opening into the kitchen. uPVC double-glazed sliding door opening into the conservatory. Stairs ascending to the first floor landing.

KITCHEN 9'3" x 8'0" (2.83 x 2.44)

Fitted with a range of matching high-gloss wood-effect base and wall-mounted units incorporating a roll-edged laminate worktop with inset 5-burner gas hob and extraction over. Inset composite one-&-a-half bowl sink with mixer tap. Integrated oven, grill, fridge and washing machine. uPVC double-glazed window to the rear elevation overlooking the conservatory.

CONSERVATORY 14'6" x 8'9" (4.42 x 2.68)

Constructed beneath a uPVC double-glazed blue glass roof with UV light protection and uPVC double-glazed windows to the front and side elevations. uPVC double-glazed double doors opening into the garden. Hardwood flooring. The room has power.

LANDING

Doors providing access to the first floor accommodation. Airing cupboard. Up-&-over loft access hatch. uPVC double-glazed window to the side elevation.

BEDROOM ONE 12'4" x 8'9" (3.78 x 2.69)

A bright, airy room housing a built-in triple wardrobe with sliding mirrored doors. uPVC double-glazed window to the front elevation.

BEDROOM TWO 9'5" x 8'5" (2.89 x 2.59)

Another bright, airy room housing a fitted wardrobe with sliding, mirrored door. uPVC double-glazed window to the rear elevation.

BEDROOM THREE 8'10" x 6'5" (2.70 x 1.98)

uPVC double-glazed window to the front elevation.

SHOWER ROOM 7'4" x 5'5" (2.25 x 1.67)

A nicely-fitted room comprising a large walk-in shower with mains-fed shower system, vanity unit housing an inset wash handbasin with mixer tap and wc with concealed cistern. The room is dual aspect with obscured uPVC double-glazed windows to the side and rear elevations.

GARAGE 17'1" x 9'2" (5.22 x 2.80)

Up-&-over door. Mezzanine storage level housing the Worcester boiler and consumer unit.

OUTSIDE

The property is approached via a concrete driveway leading to the garage, bordered on one side by an area laid to lawn with mature shrubs. The fully-enclosed rear garden has a very sunny aspect and includes a raised, decked area with decorative pot plants. There is a large summer house and a shed with a courtesy door through into the garage.

COUNCIL TAX PCC

Plymouth City Council  
Council Tax Band:D

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

WHAT3WORDS

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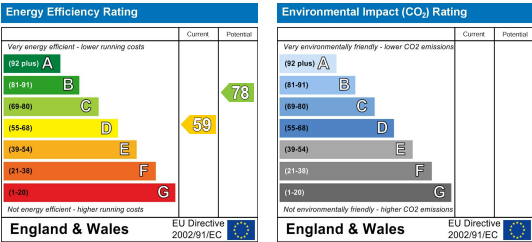
Area Map



Floor Plans



Energy Efficiency Graph



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