



11 Hillside Drive, Yealmpton PL8 2NT

Guide Price £550,000



Description

Located in a much sought-after no-through road on the outskirts of Yealmpton, this excellent four bedroom detached family home has the added benefits of plenty of parking, the opportunity to make one's own mark, and approximately an acre of woodland.

Accommodation

Steps lead up to the front door leading into the Entrance Hall which has a window to the front, a useful cloaks cupboard and stairs to the first floor. The Sitting Room enjoys a dual aspect with a window to the front and sliding glazed doors to the rear, in addition to a feature fireplace with wood burning stove set on a slate hearth with matching mantel over. Double doors lead into the Dining Room, which has a window to the rear, an under stairs storage cupboard and door to the Kitchen.

The Kitchen has a half glazed door and a window to the side, and is fitted with a range of wall and base units with work surfaces over and cupboards and drawers under incorporating a single drainer stainless steel sink unit with mixer tap, a Küppersbusch four-ring gas hob with built-in oven under, integral Smeg dishwasher (frontage missing), space for a washing machine and splashback tiling. An interconnecting door leads back to the entrance hall, where there is a Downstairs WC with a frosted window to the side, a low level WC, inset hand basin with cupboard under and splashback tiling.

Stairs rise to the First Floor Landing with an airing cupboard and hatchway to the loft space. Bedroom 1 has a window to the front enjoying fabulous views across the village and beyond, and a glazed door to the side, leading out onto the garage roof, which previous owners have used as an entrance/exit (work required to reinstate). The room also benefits from a built-in double wardrobe. Bedroom 2 also enjoys the same view and is a good size double. Bedroom 3 overlooks the rear garden and has a double wardrobe plus an open recess which was probably originally the wardrobe for bedroom 2 and could be used as a desk or display area. Bedroom 4 also overlooks the garden and has a cupboard housing the Worcester combi boiler.

The Family Bathroom has a frosted window to the rear and is fitted with a matching suite comprising a panelled bath with mixer tap and separate shower over, wall mounted hand basin with mixer tap, a low level WC, bathroom cabinet, fully tiled walls and a heated towel rail.



Outside

The gardens and grounds are of particular interest, approaching 1¼ acres in total and comprising front and rear gardens in addition to a fantastic woodland area extending in a T-shape behind the house.

The front garden is mainly laid to lawn with some mature shrubs adding colour and interest. The driveway extends along the side of the house with a carport in front of the garage and a second carport to the side. To the rear of the property the gardens are arranged in tiers with stone steps, grassy banks and mature plants and shrubs.

The Woodland is a particular feature of the property, extending the outside space to encompass the wooded area to the side of the house and extending backwards and out to each side behind the neighbouring properties. The woods are broadleaved, consisting mainly of oak, sweet chestnut, ash, hazel and spindle, with many beautiful exposed Yealmpton Limestone boulders protruding from the underlying tor. Pathways lead around and through the trees to a number of features which enhance its use for families, including an excellent **Log Cabin**, ideal for sleepovers, a **Wood Store**, a **Cave** and various places which have been used for picnics and barbecues over the years. We are told that deer visit the woods and a tawny owl nests there, so it is a wonderful haven for wildlife and could be fantastic for children to learn about the natural world.

Material Information

To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information web brochure. Alternatively, you can contact our team for this information.



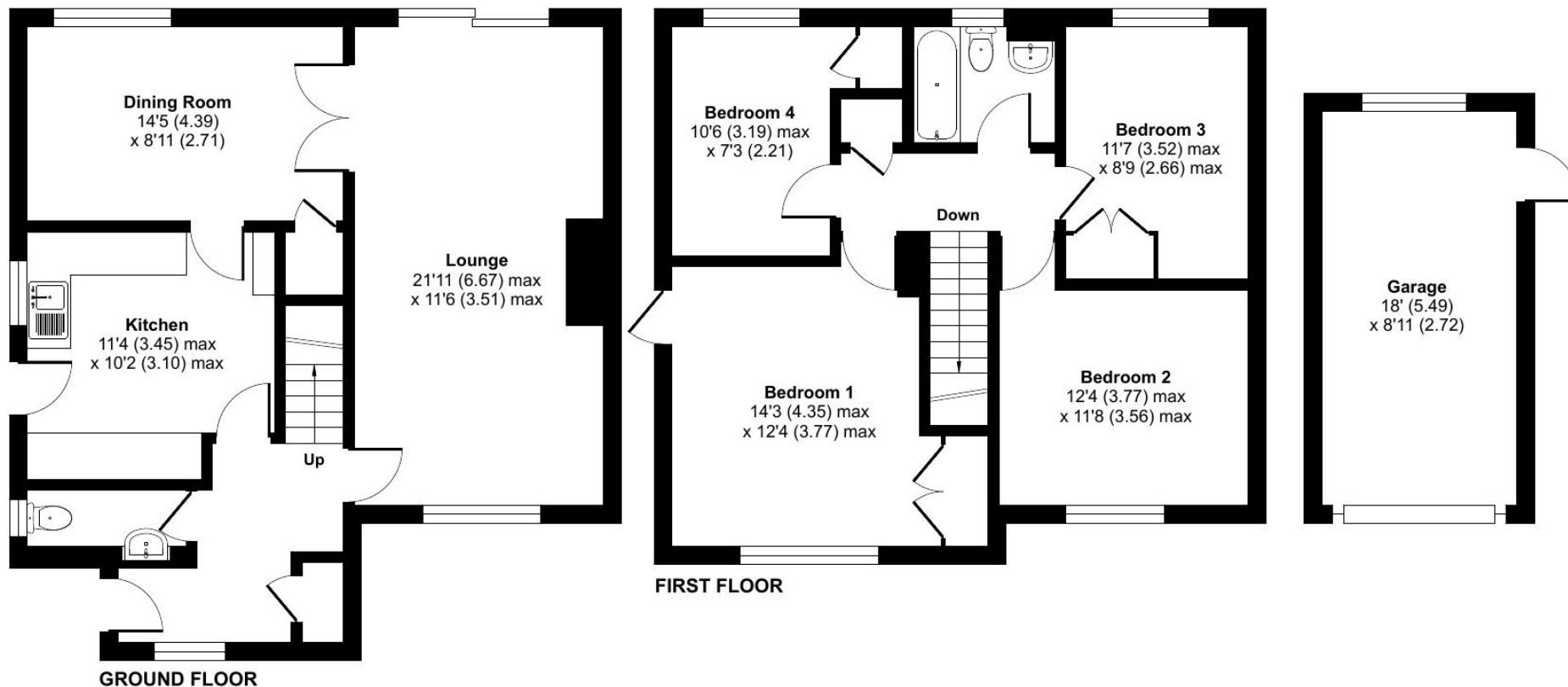


Approximate Area = 1257 sq ft / 116.7 sq m

Garage = 161 sq ft / 14.9 sq m

Total = 1418 sq ft / 131.6 sq m

For identification only - Not to scale



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs, and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



Yealmpton:

The Old Bakery, Market Street,

Yealmpton PL8 2EA

01752 880044

yealmpton@luscombemaye.com

www.luscombemaye.com