



Asking Price £450,000

Nestled in the highly sought-after area and lying close to the popular local primary school and the village of Oreston this well-presented three-bedroom detached bungalow offers spacious and flexible accommodation with stunning outlooks towards Hooe Lake. 'Trelawney' enjoys an enviable position in a peaceful cul-de-sac, benefiting from a generous sheltered south facing landscaped rear garden, no onward chain, and excellent potential for a variety of buyers including families and retirees. The property opens with a welcoming entrance hall leading to a bright and airy open-plan kitchen/dining room with fitted cabinetry, Bosch eye-level oven, ceramic hob, and extractor. The extended lounge offers a superb space to relax with views across the rear garden and towards the lake, while the sun room provides an additional peaceful seating area with full-width windows framing scenic surroundings. There are three bedrooms – two doubles and one single – offering flexibility for sleeping arrangements or a home office. The modern shower room is stylishly fitted and generously sized. Externally, the rear garden is a standout feature – landscaped to include lawned areas, a raised patio, pond, summerhouse, and mature planting, all backing onto Plymouth waterfront walkway that leads to Hooe Lake. A driveway and extended garage complete the offering. Gas central heating and double glazing are in place. Viewing is highly recommended to appreciate the setting, size, and potential of this delightful bungalow.

Broad Park, Oreston, PL9 7QF

Ground Floor

Entrance Hall

UPVC double glazed door to the front, two built in storage cupboards, door to:

Shower Room

3.27m (10`9") x 1.60m (5`3")

Fitted with three piece suite comprising tiled double shower cubicle enclosure with fitted electric shower above, vanity wash hand basin with cupboards under and tiled splashbacks, low-level WC and extractor fan, uPVC obscure double glazed window to the front, double radiator.

Dining Room

3.58m (11`9") x 2.88m (9`5") max

UPVC double glazed window to the front, radiator, picture rail, open plan through to:

Kitchen

2.88m (9`5") x 2.03m (6`8")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in eye level electric fan assisted double oven, built-in four ring ceramic hob with extractor hood over, uPVC double glazed window to the side. Wall mounted gas combination boiler which serves the domestic hot water and central heating system.

Inner Hallway

Open plan, door to:

Lounge

5.66m (18`7") x 4.08m (13`4") max

Hardwood double glazed windows to the side and rear with views over the rear garden and towards Hooe Lake, fireplace with stone built surround and wood burner, two double radiators.

Bedroom 1

3.78m (12`5") x 2.87m (9`5")

UPVC double glazed windows to the rear, radiator.

Bedroom 2

3.68m (12`1") x 2.51m (8`3")

UPVC double glazed window to the front and side, radiator.

Bedroom 3

3.17m (10`5") x 1.73m (5`8")

UPVC double glazed window to the side, built in storage cupboard, radiator.

Sun Room

4.77m (15`8") x 1.9m (6`3")

UPVC double glazed window to the side and rear overlooking the rear garden and views towards Hooe Lake, double radiator, uPVC double glazed door leading to the rear garden.

Exterior

Front

Set back from the road in a quiet and desirable cul-de-sac, the property includes a driveway with space for one vehicle and an extended garage providing excellent storage or parking options.

Rear Garden

The extensively landscaped and well-established rear garden is a major feature, offering privacy, space, and nature. It includes a raised patio area, lawn, mature trees, bushes, flower beds, and fruit trees. There`s also a pond, summerhouse, two green houses and storage shed, with nearby access to a coastal path leading directly to Hooe Lake—perfect for scenic walks and outdoor enjoyment.

Viewing Arrangements

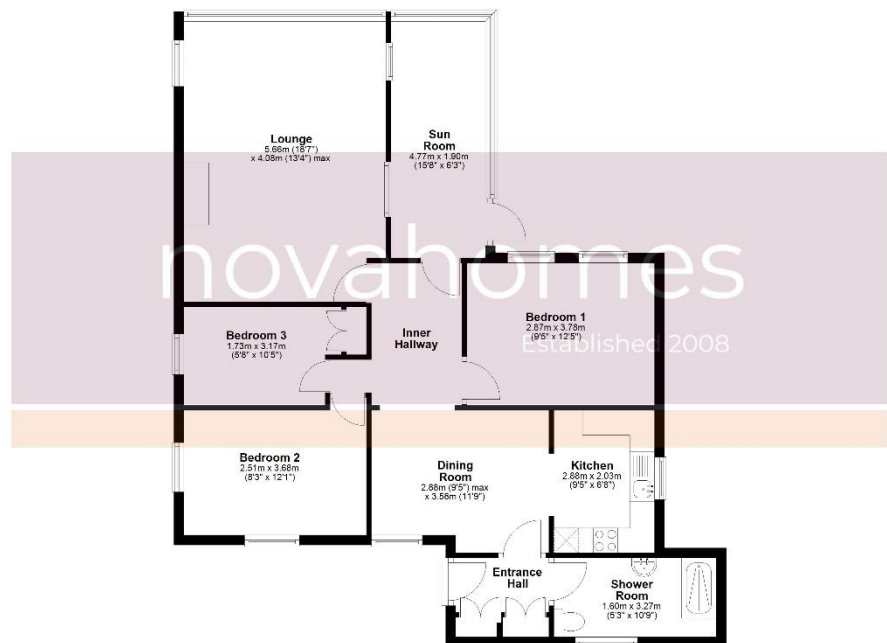
Viewing strictly by appointment through the agent. Please respect the occupier`s privacy and do not make an approach by knocking on the door.







Ground Floor



Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



**1%
FEE**

**0^{WK}
CONTRACT**

**FULL SERVICE
ESTATE AGENTS**

**NO SALE
NO FEE**

