



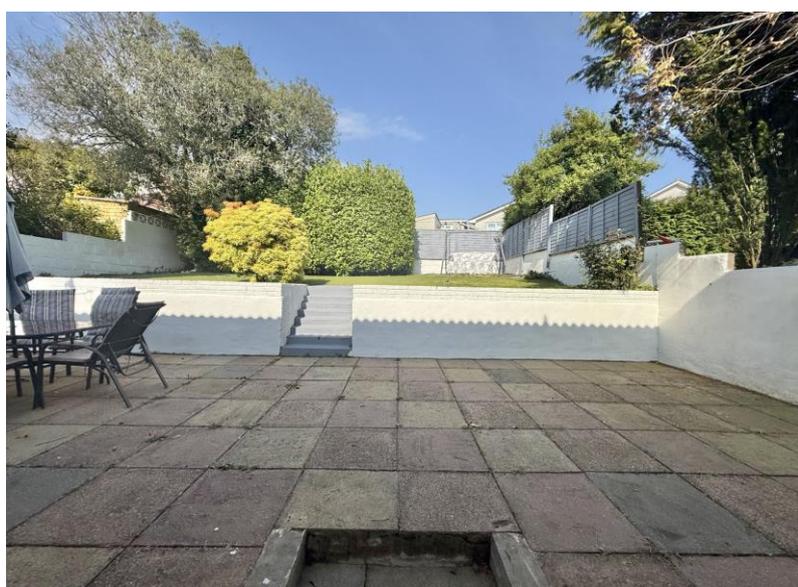
# Falcon

01752 600444

## 9 Hazel Close

Birdcage Farm, Plymouth, PL6 6HL

£500,000





## In Brief

### Detached House

**Reception Rooms** Living Room

**Bedrooms** 4 Bedrooms

**Heating** Gas Central heating

**Area** 1,377Sq ft

**Tenure** Freehold

**Parking** Off road parking and double Garage

**Council Tax** C

## Description

Spacious 4 - Bedroom Detached Home with versatile living spaces. This impressive Four - Bedroom detached home offers versatile and generous living, perfect for families or those seeking flexible space to suit a variety of needs. Set over multiple levels, the property boasts a basement with a workshop and a double , providing ample storage and hobby space.

On the ground floor , you will find a Show - stopping kitchen - diner - Ideal for entertaining - complemented by a utility room and convenient W?C . A bright and spacious Living room offers a comfortable area to relax and unwind. The first floor features four well - proportioned bedrooms and a stylish family bathroom , complete with with a jacuzzi bath, perfect for a touch of every day luxury.

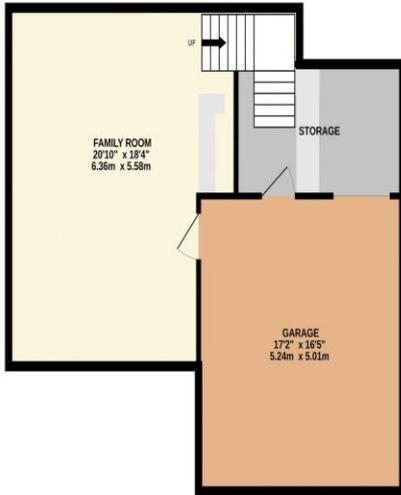
Outside the rear garden is a true highlight , with larger than average patio area, leading on to a elevated lawned garden, offering plenty of space for children to play or just to enjoy the outdoors. Must be viewed to be fully appreciated.

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# Floor Plans

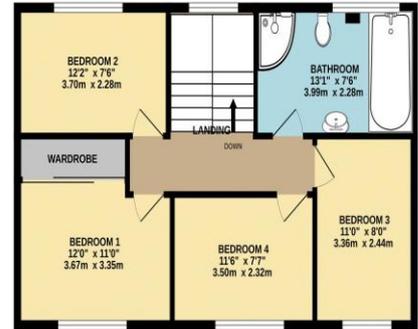
BASEMENT LEVEL



ENTRANCE FLOOR



2ND FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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