



## 57 Hooe Road

Hooe, Plymouth, PL9 9QR

£350,000



Superbly-presented older-style detached bungalow in a lovely position enjoying an exceptional level rear garden. The accommodation briefly comprises an entrance porch & hall, open-plan lounge/dining room with adjacent fitted kitchen, 3 double bedrooms, shower room & separate wc. Driveway & parking to the front. Double-glazing & central heating.





HOOE ROAD, HOOE, PL9 9QR

## ACCOMMODATION

### ENTRANCE PORCH 6'10 x 4'1 (2.08m x 1.24m)

uPVC double-glazed. Leading to the front door which opens into the hallway.

### HALLWAY 20'9 x 4' (6.32m x 1.22m)

Providing access to the accommodation. Recessed cupboard with shelving. Loft hatch with a fitted loft ladder

### LOUNGE/DINING ROOM 24'10 x 21'1 (7.57m x 6.43m)

An open-plan room providing ample space for dining table and chairs and to the rear, a lounge area. Dual aspect with a window to the rear overlooking the garden and sliding patio doors opening onto a paved terrace. Chimney breast with fireplace incorporating a 'Living Flame' style gas fire. Within the dining area there is an airing cupboard fitted with slatted shelving and plumbed with a radiator. Doorway opening into the kitchen.

### KITCHEN 12' x 7'6 (3.66m x 2.29m)

Modern range of base and wall-mounted cabinets with matching work surfaces and tiled splash-backs. Stainless-steel one-&-a-half bowl single drainer sink unit. Space for free-standing cooker. Space for fridge and freezer. Space and plumbing for slimline dishwasher. Space and plumbing for washing machine. Dual aspect with windows to the side and rear elevations, with views from the side towards Tapson Drive. Inset ceiling spotlights.

### BEDROOM ONE 12' x 11'11 (3.66m x 3.63m)

Window to the rear elevation.

### BEDROOM TWO 11'11 x 11'11 (3.63m x 3.63m)

Window to the front elevation. Built-in furniture including cupboards, wardrobe and dressing table.

### BEDROOM THREE 11'11 x 10'6 (3.63m x 3.20m)

Window to the front elevation. Range of built-in furniture including drawer units, cupboards and a wardrobe with hanging rail and shelving.

### SHOWER ROOM 7'10 x 5'7 into shower (2.39m x 1.70m into shower)

Comprising an enclosed shower with a glass door and a Mira Sport shower system and a basin with a cupboard beneath. Wall-mounted mirror. Tiled floor. Fully-tiled walls. Inset ceiling spotlights. Obscured window to the side elevation.

### SEPARATE WC

Comprising a low level flush wc and wall-mounted basin. Tiled floor. Partly-tiled walls. Inset ceiling spotlights. Obscured window to the side elevation.

## OUTSIDE

To the front there is a driveway plus an area of parking across the front elevation. There are raised shrub and flower beds. A timber gateway opens onto a pathway leading around the side of the bungalow accessing the rear garden. The rear garden is level and mainly laid to lawn with bordering shrub and flower beds together with paved patio areas. There is an elevated paved terrace with glass and stainless-steel balustrade adjacent to the bungalow and a masonry wash room with a basin and a tap over. This room also houses the Worcester gas boiler and there is space for free-standing appliances. It has power and lighting and windows to 2 elevations.

## COUNCIL TAX

Plymouth City Council  
Council tax band D

## AGENT'S NOTE

Please note within the bungalow, some of the ceilings are asbestos.

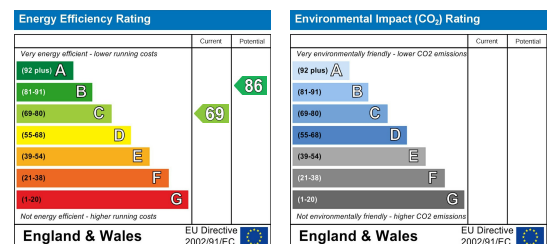
## Area Map



## Floor Plans



## Energy Efficiency Graph



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