



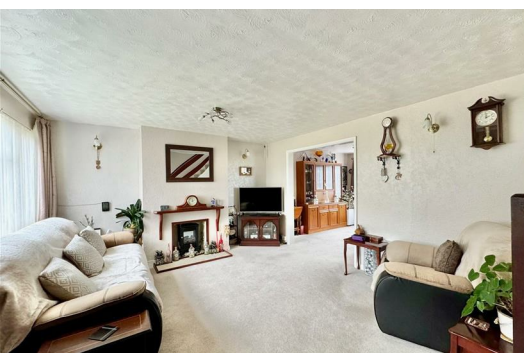
## 66 Lalebrick Road

Hooe, Plymouth, PL9 9RW

£315,000



Extended semi-detached house situated in this very popular position. The house is set on a corner plot with gardens to the front, side & rear elevations together with a drive & garage. The accommodation comprises an entrance porch, lounge, dining room, kitchen, 3 bedrooms & bathroom. Double-glazing & central heating.



## LALEBRICK ROAD, HOOE, PL9 9RW

### ACCOMMODATION

Front door opening into the entrance porch.

### ENTRANCE PORCH 5'6 x 2'11 (1.68m x 0.89m)

Window to the side elevation. Doorway opening into the lounge.

### LOUNGE 16'8 x 12'10 (5.08m x 3.91m)

Chimney breast. Staircase ascending to the first floor. Window with fitted blinds to the front elevation. Access through into the dining room.

### DINING ROOM 10'9 x 8'10 (3.28m x 2.69m)

Window to the rear elevation overlooking the rear garden. Doorway opening into the kitchen.

### KITCHEN 17' x 7'9 at widest point (5.18m x 2.36m at widest point)

The kitchen has been extended to the rear and is dual aspect with a window to the rear elevation and 2 windows to the side elevation. From the side there are views towards Hooe Lake. Range of base and wall-mounted cabinets with white gloss fascias, work surfaces and tiled splash-backs. Ceramic single drainer, single bowl sink unit. Space for cooker. Space and plumbing for washing machine. Integral fridge and freezer. Broom cupboard. Wall-mounted gas boiler concealed by a matching cabinet. Tiled floor.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Window to the side elevation with views towards Hooe Lake.

### BEDROOM ONE 12'11 x 9'11 (wall-to-wall) (3.94m x 3.02m (wall-to-wall))

Built-in wardrobe with sliding doors. Window to the front elevation.

### BEDROOM TWO 11' x 9'11 (3.35m x 3.02m)

Built-in cupboard. Loft hatch. Window to the rear elevation.

### BEDROOM THREE 10' x 6'6 incl over-stairs cupboard (3.05m x 1.98m incl over-stairs cupboard)

Over-stairs storage cupboard. Window to the front elevation.

### BATHROOM 6'4 x 6'1 (1.93m x 1.85m)

Comprising a bath with a shower system over and shower screen, basin and wc set into a cabinet providing storage and concealing the cistern. Chrome towel rail/radiator. Obscured window to the rear elevation.

### GARAGE 15'9 x 9'5 (4.80m x 2.87m)

Up-&-over door to the front elevation. Side access door.

### OUTSIDE

A driveway precedes the garage. The gardens to the front and side elevations are mainly laid to lawn. The rear garden has a paved patio area. A pathway provides external access around the side elevation. Outside tap.

### COUNCIL TAX

Plymouth City Council

Council tax band C

### AGENT'S NOTE

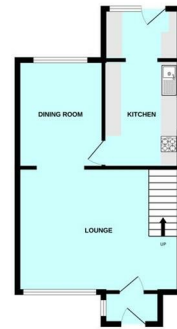
The property is connected to all the mains services: gas, electricity, water and drainage.

## Area Map

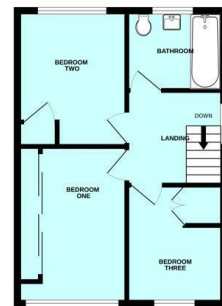


## Floor Plans

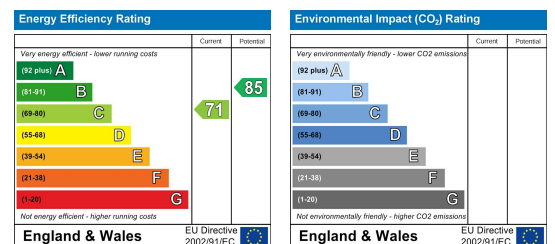
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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