



## 32 Limeburners Road

Hooe, Plymouth, PL9 9FL

**£315,000**



End-terraced townhouse situated within this highly desirable location. The property is beautifully-presented throughout & has accommodation briefly comprising an entrance hall with downstairs cloakroom/wc, open-plan kitchen/dining/family room, ground floor study/optional 4th bedroom, first floor lounge, master bedroom with ensuite shower room, 2 further top floor bedrooms & family bathroom. 2 allocated parking spaces. Timber garden building. Front & rear garden. Views towards Staddon Heights. Double glazing & central heating.





LIMEBURNERS ROAD, HOOE, PLYMOUTH, PL9 9FL

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL

Cupboard providing coat space, housing the consumer unit and gas boiler. Staircase ascending to the first floor. Doors providing access to the ground floor accommodation.

KITCHEN/DINING/FAMILY ROOM 23'4 x 12'11 (7.11m x 3.94m)

An open-plan living room and kitchen with ample space for seating and dining. Walk-in bay window to the rear with French doors leading to the garden. Under-stairs storage cupboard. Modern fitted kitchen with matching cabinets, work surfaces and tiled splash-backs. Inset single drainer sink unit. Built-in oven and hob. Space and plumbing for washing machine. Integral fridge and freezer. Integral dishwasher.

STUDY/BEDROOM 4 9'2 x 6'1 (2.79m x 1.85m)

Window to the front elevation.

DOWNSTAIRS CLOAKROOM/WC

Comprising a wc and a contemporary square basin with a cabinet beneath.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Staircase ascending to the top floor.

LOUNGE 12'10 x 11'10 (into alcove) (3.91m x 3.61m (into alcove))

Window to the front elevation. French doors opening out onto a stainless-steel-&-glass Juliette balcony.

BEDROOM ONE 12'10 x 9'11 (3.91m x 3.02m)

2 windows to the rear elevation. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 7'1 x 5' (2.16m x 1.52m)

Comprising a double-sized tiled shower cubicle, wc with a push-button flush and basin set into a cabinet providing storage and concealing the cistern.

TOP FLOOR LANDING

Providing access to the remaining bedrooms and the family bathroom.

BEDROOM TWO 12'11 x 11'4 (3.94m x 3.45m)

Velux skylight to the rear elevation with views. Built-in desk. Cupboard with slatted shelving housing the hot water cylinder.

BEDROOM THREE 12'10 x 8'7 (max) (3.91m x 2.62m (max))

Window to the front elevation and Velux skylight with views toward Staddon Heights.Over-stairs cupboard with hanging rail and shelf.

FAMILY BATHROOM 6'4 x 5'9 (1.93m x 1.75m)

Comprising a bath with a mixer tap shower system and glass screen, wc with a push-button flush and basin set into a cabinet providing storage and concealing the cistern. Partly-tiled walls.

OUTSIDE

To the front elevation a pathway with an area of lawn either side leads to the front door. Allocated parking. A pathway runs around the side of the property through a timber gate into the rear garden. The rear garden has been hard landscaped for ease of maintenance with artificial grass, paving and chippings. A timber garden building with window and double doors.

COUNCIL TAX

Plymouth City Council  
Council tax band D

MANAGEMENT CHARGES

Annual service charge - £190

SERVICES

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

LOCATION

Hooe has a delightful setting close to the estuary of the river Plym and Hooe Lake, surrounded by unused quarries and now popular for its sailing, boating and wildlife. Hooe offers the usual range of local amenities, including its own primary school and excellent pubs. There are also 2 excellent secondary schools within easy reach, Coombe Dean at Elburton and Plymstock School. The Broadway shopping centre in Plymstock itself offers a range of shops, supermarkets and restaurants. Aside from the various sailing and water-based leisure activities, local residents can also take advantage of the golf course at nearby Staddon Heights. Situated within a 15-minute drive of Plymouth, Hooe has inevitably developed into a popular suburb of this large university city, combining easy commuting with the benefits of living in a small and friendly community.

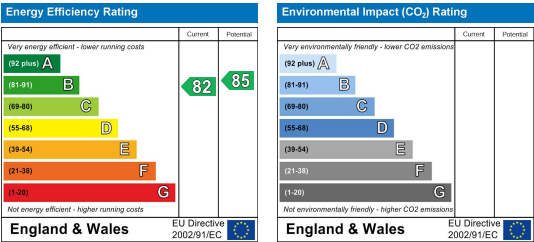
Area Map



Floor Plans



Energy Efficiency Graph



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