



## 22 Burrow Hill

Plymstock, Plymouth, PL9 9LE

**Offers Over £450,000**



Superbly-positioned detached split-level bungalow located in this highly popular location enjoying a southerly-facing garden with fantastic views. The accommodation comprises an entrance porch & hallway, dual aspect open-plan lounge/dining room, kitchen, 4 double bedrooms, bathroom & ensuite shower room. There are lovely views from the front over Burrow Hill and towards Plymouth Sound. Front & rear gardens. Driveway & garage. Double-glazing & central heating.



BURROW HILL, PLYMSTOCK, PL9 9LE

ACCOMMODATION

Front door opening into the entrance porch.

ENTRANCE PORCH 8'11 x 8'3 (2.72m x 2.51m)

Tiled floor. Double-glazed roof. Further doorway with windows either side opening into the entrance hall.

ENTRANCE HALL 10'5 x 5'6 (3.18m x 1.68m)

Doors providing access to the accommodation. Parquet flooring. Loft hatch. Recessed coat cupboard. Further built-in cupboard with shelving. Small internal staircase providing split-level access to the lower accommodation and boiler cupboard with slatted shelving and housing the Ideal gas boiler.

LOUNGE/DINING ROOM 23'10 x 12'1 (7.26m x 3.68m)

A dual aspect room with a window with fitted blinds to the front elevation and sliding double-glazed doors to the rear providing fantastic views over the garden and beyond. Chimney breast with a fitted wood burner stove style gas fire set onto a slate hearth.

KITCHEN 9'6 x 8'8 (2.90m x 2.64m)

Range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Inset single drainer sink unit. Built-in double oven and grill. Separate 4-burner gas hob with a cooker hood above. Space beneath the work surface for tumble dryer, washing machine, fridge and freezer. Window to the rear elevation with lovely views.

BEDROOM ONE 13' x 9' (3.96m x 2.74m)

Window with fitted blind to the front elevation. Wardrobes with mirrored doors. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 8'1 x 2'8 (2.46m x 0.81m)

Comprising an enclosed tiled shower with bi-folding glass shower door, wall-mounted basin and wc. Obscured window to the side elevation.

BEDROOM TWO 11'3 x 7'7 (3.43m x 2.31m)

Window to the rear elevation with views.

LOWER HALLWAY

Parquet flooring. Doorway leading to outside.

BEDROOM THREE 11'4 x 8'6 (3.45m x 2.59m)

Window to the rear elevation with lovely views.

BEDROOM FOUR 12'4 x 8'6 (3.76m x 2.59m)

Window to the side elevation.

BATHROOM 7'8 x 5'10 (2.34m x 1.78m)

Comprising a bath with a mixer tap shower over, pedestal basin and wc. Partly-tiled walls. Obscured window to the side elevation.

GARAGE 19' x 8'4 (5.79m x 2.54m)

Up-&-over style door to the front elevation. Rear access door and window to the rear elevation. Power and lighting. Electric meter, gas meter and consumer unit.

OUTSIDE

To the front a driveway provides off-road parking and access to the property. The front garden is laid to lawn with bordering shrub and flower beds. There are fabulous views over Hooe Lake and Plymouth Sound towards Plymouth and the Cornish coastline.

COUNCIL TAX

Plymouth City Council  
Council tax band E

SERVICES

The property is connected to gas, electricity and water. There is private drainage.

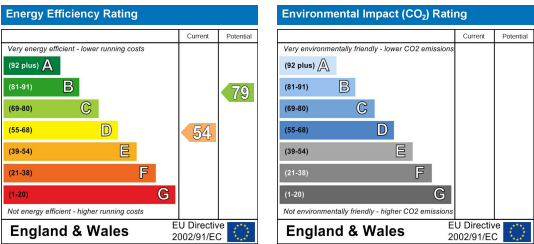
Area Map



Floor Plans



Energy Efficiency Graph



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