



## 133 Hooe Road

Hooe, Plymouth, PL9 9NL

£350,000



A generous detached dormer house with loads of potential sat within a large plot with substantial gardens to both the front & rear elevations together with a detached garage plus parking. The accommodation briefly comprises an entrance hall, lounge, separate dining room, kitchen, 2 ground floor bedrooms & bathroom. On the first floor there is a master suite with a bedroom, dressing area & ensuite shower room plus a second double bedroom & walk-in loft storage. Double-glazing & central heating. No onward chain. Development potential subject to the necessary planning consents.





HOOE ROAD, HOOE, PL9 9NL

ACCOMMODATION

ENTRANCE VESTIBULE

Opening into the hallway.

ENTRANCE HALL

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Airing cupboard housing the hot water cylinder.

LOUNGE 14'6 into bay x 12'2 (4.42m into bay x 3.71m)

Bay window to the front elevation. Chimney breast with fitted fire.

DINING ROOM 12'5 x 9'2 (3.78m x 2.79m)

Chimney breast. Storage cupboard to one side of the chimney breast. Ample space for table and chairs. Window to the rear elevation overlooking the garden. Single archway opening into the kitchen.

KITCHEN 10'4 x 8'3 (3.15m x 2.51m)

Fitted with a range of base and wall-mounted cabinets with matching fascias and work surfaces. Stainless-steel single drainer sink unit. Built-in double oven and grill. Hob with an extractor above. Space for free-standing fridge-freezer. Window to the side elevation. Glazed door leading to the rear porch.

REAR PORCH 8'4 x 6'4 (2.54m x 1.93m)

Utility space with plumbing for washing machine. Double-glazed windows to 3 elevations. Doorway leading to outside.

BEDROOM TWO 14'7 into bay x 12'2 (4.45m into bay x 3.71m)

Bay window to the front elevation. Chimney breast with built-in storage either side.

STUDY/BEDROOM FOUR 8'6 x 7'5 (2.59m x 2.26m)

Window to the rear elevation. Under-stairs storage cupboard. Built-in storage cupboard/wardrobe.

BATHROOM 8'3 x 5'6 (2.51m x 1.68m)

Comprising a bath, wc and basin. Partly-tiled walls. Obscured window to the side elevation.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Window over the stairs. Doorway opening into the walk-in loft area. Doors providing access to the first floor accommodation.

DRESSING AREA 5'11 x 5'3 (1.80m x 1.60m)

Built-in wardrobe. Loft access hatch. Access through to the ensuite shower room and main bedroom.

BEDROOM ONE 15'11 into alcove x 10'10 (4.85m into alcove x 3.30m)

Window to the front elevation with fantastic views over the front garden to Radford Woods sweeping around to Staddon Heights.

ENSUITE SHOWER ROOM 11'1 x 6' (3.38m x 1.83m)

Comprising an enclosed double shower, bidet, wc and vanity-style basin set into a cabinet with a tiled splash-back. Obscured window to the side elevation.

BEDROOM THREE 12'5 into alcove x 10'9 (3.78m into alcove x 3.28m)

Window to the front elevation with lovely views.

WALK-IN LOFT AREA 28' 11 x 4'3 (8.53m 3.35m x 1.30m)

An ideal storage area with lighting and power points. Cupboard housing the gas boiler.

GARAGE 16'7 x 15'1 (5.05m x 4.60m)

Detached garage with a roller door. Windows. Side access door. Power and lighting.

OUTSIDE

There are large gardens to both the front and rear elevations. Along the side a gateway opens onto a driveway providing additional off-road parking.

COUNCIL TAX

Plymouth City Council

Council tax band C

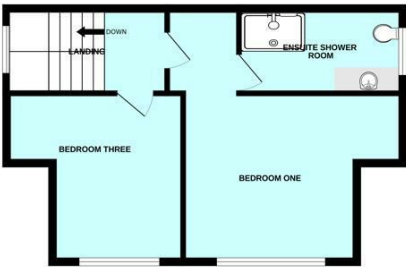
Area Map



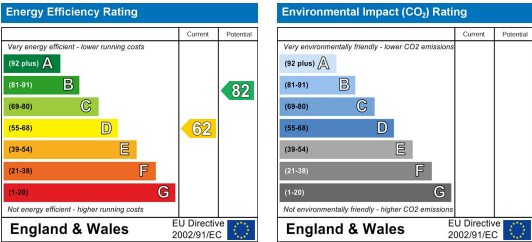
Floor Plans



1ST FLOOR



Energy Efficiency Graph



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