



## 17 Jennycliff Lane

Hooe, Plymouth, PL9 9RN

**£395,000**



Superbly situated & beautifully-presented detached house with accommodation, briefly comprising an entrance porch & hallway, lounge, open-plan full-width kitchen/dining room with bi-folding doors beyond which there is an extended study/garden room with downstairs wc. On the first floor there are 3 bedrooms & a bathroom. Front & rear gardens, including a large south-facing rear garden with nice views. Drive & garage. Double-glazing, central heating & owned solar panels.



JENNYCLIFF LANE, HOOE, PL9 9RN

ACCOMMODATION

Front door opening into the entrance porch.

ENTRANCE PORCH

Full-height window to the side. Further glazed door with a window to the side opening into the hallway.

ENTRANCE HALL 11'9 x 6'7 (3.58m x 2.01m)

Doorway providing access to the kitchen/dining room. Staircase rising to the first floor. Under-stairs cupboard.

KITCHEN/DINING ROOM 17'6 x 10'10 (5.33m x 3.30m)

An open-plan room running the full-width of the property. The room is dual aspect with a window to the side elevation and bi-folding double-glazed doors to the rear opening onto an elevated composite deck. Ample space for dining table and chairs. Range of base-mounted kitchen cabinets with matching work surfaces and splash-backs. Inset stainless-steel one-&-a-half bowl sink with a work-top mounted mixer tap above. Built-in oven and built-in microwave/grill oven. Separate hob. Space for fridge-freezer. Space and plumbing for washing machine. Space for dishwasher. Inset ceiling spotlights. Bi-folding hard wood doors providing access through into the lounge. Separate door opening into the extended study/garden room.

LOUNGE 13'4 x 13'3 (4.06m x 4.04m)

Window with fitted blinds to the front elevation. Chimney breast with an inset glass-fronted wood burner.

STUDY/GARDEN ROOM 14'4 x 7'6 (4.37m x 2.29m)

Dual aspect with a full-height window plus an additional window to the side elevation providing lovely views. Bi-folding doors to the rear opening onto the decking. Doorway opening into the downstairs cloakroom/wc.

DOWNSTAIRS CLOAKROOM/WC

Fitted with a wc and a wall-mounted basin. Partly-tiled walls. Loft hatch. Obscured window to the side elevation.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Window to the side elevation.

BEDROOM ONE 13'2 x 9'8 (4.01m x 2.95m)

Window to the front elevation. Range of built-in wardrobes and drawer units.

BEDROOM TWO 11'2 x 10'1 (3.40m x 3.07m)

Window to the rear elevation overlooking the garden towards Staddon Heights. Built-in cupboard.

BEDROOM THREE 9'11 x 7'3 (3.02m x 2.21m)

Window to the front elevation. Built-in cupboard.

BATHROOM 7'7 x 7'2 (2.31m x 2.18m)

Comprising a bath with a shower system over and a curved glass screen, pedestal basin and a wc. Chrome towel rail/radiator. Fully-tiled walls. Panelled ceiling. Dual aspect with obscured windows to the rear and side elevations.

GARAGE 18'10 x 11'9 (5.74m x 3.58m)

Up-&-over door to the front elevation. Power and lighting. Wall-mounted Vaillant gas boiler. Doorway and window to the rear elevation opening into the lean-to.

LEAN-TO 10'4 x 6'5 (3.15m x 1.96m)

A useful room built onto the rear of the garage constructed in uPVC double-glazing. Power and lighting. Doorway leading to outside.

OUTSIDE

There is a garden to the front together with a driveway plus separate pedestrian access. Next to the driveway is a paved hard stand and a timber gate opens onto pathways leading around both sides of the house. To the rear of the property a composite decked style balcony provides a very pleasant space for sitting outside with lovely views over the garden and beyond including Staddon Heights. The rear garden also comprises a generous slate patio laid at garden level which in turn leads to the main area of garden, which is laid to lawn and incorporates mature hedging and planting. There is a pond, a further area of decking and a timber shed.

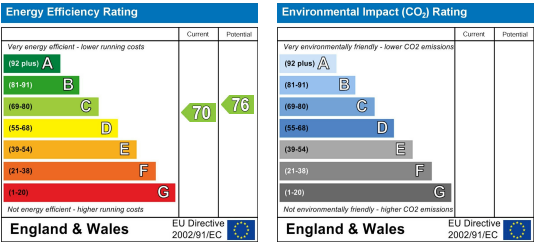
Area Map



Floor Plans



Energy Efficiency Graph



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