




LANG TOWN
& COUNTRY
SALES

22 Broomfield Drive, Hooe, Plymouth, PL9 9PL


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Guide Price £270,000



This well presented family home situated within close proximity to a well-regarded primary school and close to Jennycliff and Mount Batten coastline. The property offers spacious accommodation throughout, garage and driveway and is being offered to the market with no onward chain.

On the ground floor, the property comprises an inviting entrance hall, a bright and airy lounge featuring a bay window, and a modern fitted kitchen/diner. The kitchen is well-equipped with a range of wall and base units, complementary work surfaces with tiled splashbacks, and integrated appliances including an oven and microwave. There is a separate utility room that opens into the single garage.

To the first floor, there are three well-proportioned bedrooms. The principal bedroom benefits from a bay window, allowing an abundance of natural light to fill the room. A contemporary family bathroom serves the property, fitted with a three-piece white suite comprising a panelled bath, low-level WC, and a vanity wash hand basin. Additional benefits include uPVC double glazing and gas central heating.

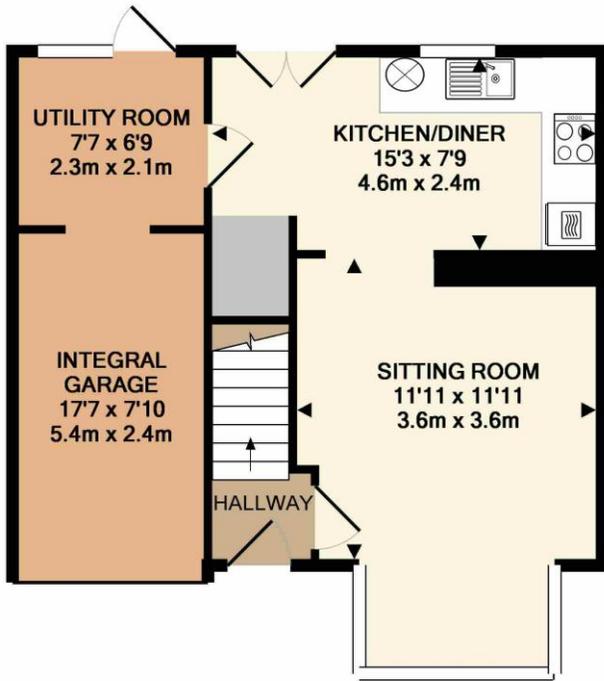
Externally, the property offers a low-maintenance paved front garden, and a driveway providing off-road parking and access to the garage. To the rear, there is a fully enclosed garden designed for ease of upkeep, featuring a patio seating area and decorative stone chippings and artificial grass ideal for outdoor relaxation and entertaining.

Situated in the desirable area of Hooe Village, the property is conveniently located close to a range of local amenities, including a popular primary school, general store, restaurants, parks, and traditional public houses. Excellent transport links provide easy access to Plymstock Broadway Shopping Centre, the vibrant city centre of Plymouth, and the picturesque South Hams coastline and countryside. For those who enjoy an active lifestyle, a variety of recreational facilities are nearby, including Mount Batten Water Sports Centre, Staddon Heights Golf Course, and Jennycliff, offering stunning coastal walks along the South West Coast Path.

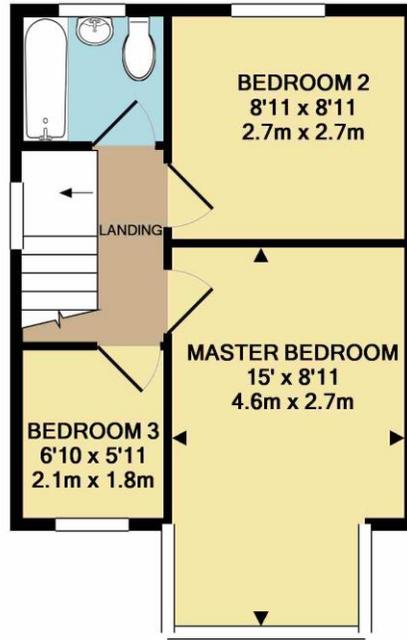


To view this property call Lang Town & Country Estate Agents on **01752 456000**





GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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