



30 Watercolour Way, Hooe, Plymouth, PL9 9FU



Price £450,000



Built in 2015, this beautifully presented four-bedroom detached family home occupies a desirable corner plot, enjoying open views across the surrounding green belt area.

The property offers spacious and versatile accommodation throughout. A bright dual-aspect lounge features French doors opening onto the enclosed rear garden, creating a light and welcoming living space.

At the heart of the home is a generous L-shaped kitchen, dining, and family room ideal for modern family life and entertaining. The kitchen is fitted with a range of integrated appliances, including an induction hob, oven, microwave oven, and dishwasher. Doors from the dining area lead directly out to the rear garden, providing a seamless indoor-outdoor flow. A separate utility room and downstairs WC add further convenience.

Upstairs, there are four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a contemporary three-piece family bathroom.

Externally, the property continues to impress. To the front is a beautifully maintained garden laid to lawn with privet hedge. The rear garden is private, enclosed, and designed for low maintenance living, featuring artificial grass and a patio seating area perfect for outdoor relaxation.

The single garage has been partially converted to provide a practical home office, while still retaining space for storage and secure parking. The garage is accessed via a private driveway, offering additional off-road parking.

There is a wide array of amenities situated close by which include the picturesque coastline of Mount Batten, Jennycliff and Bovisand Beaches and easy access to the South West coastal footpath. There is a well-regarded primary school, general store/newsagent, and numerous restaurants and public houses. Regular transport links provide access to Plymstock and the vibrant City Centre of Plymouth. Mount Batten offers a water taxi service providing access to the historic Barbican waterfront. Further recreational facilities include Fort Stamford, Staddon Heights Golf Course and the Mount Batten Water Sports Centre.

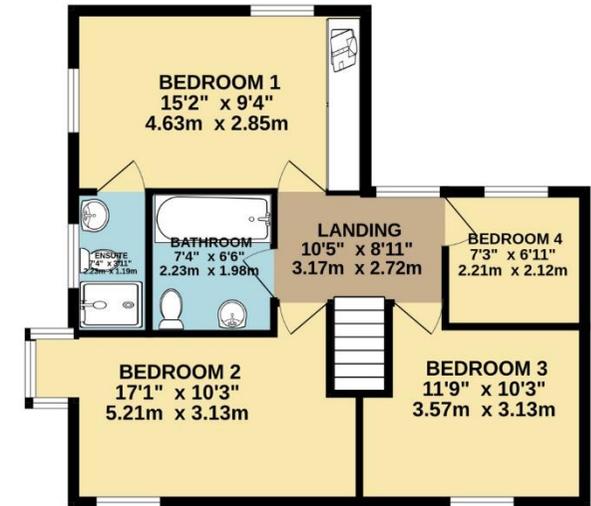
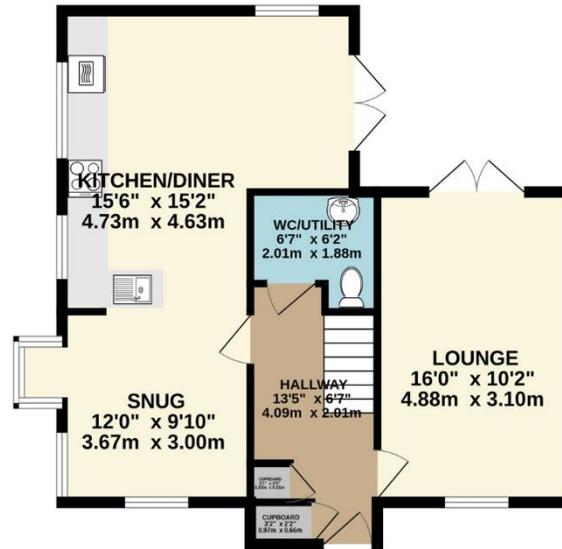
Agent Note: The development is run by a management company and there is a yearly charge for the maintenance and upkeep of the estate. The details of which should be confirmed by your solicitor. The yearly charge is £280.00.



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

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TOTAL FLOOR AREA : 1339 sq.ft. (124.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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