



39 Broomfield Drive, Hooe , Plymouth, Devon, PL9 9PG



## Offers Over £265,000

39 Broomfield Drive is a charming and extended three-bedroom semi-detached home, ideally positioned in the highly sought-after area of Hooe, Plymstock.

This delightful property benefits from a south-facing rear garden, allowing natural light to flood the home and create a warm, welcoming atmosphere throughout. The accommodation has been thoughtfully extended to enhance modern family living, featuring a useful front porch and a rear utility room.

On the ground floor, the property offers generous living space with a comfortable lounge and a well-proportioned kitchen/diner, perfect for everyday life and entertaining alike. Upstairs, there are three bedrooms served by a modern three-piece bathroom suite.

Externally, the property continues to impress. To the front is a low-maintenance garden alongside a brick-paved driveway providing off-road parking.

The rear garden is level and south facing, designed for enjoyment and relaxation, with a patio seating area and BBQ space, a lawned garden, and a block-built storage shed complete with light and power. Situated close to a wide range of local amenities and within easy reach of the picturesque Mount Batten coastline, 39 Broomfield Drive presents a fantastic opportunity for families and buyers seeking a well-located home with both comfort and lifestyle appeal.

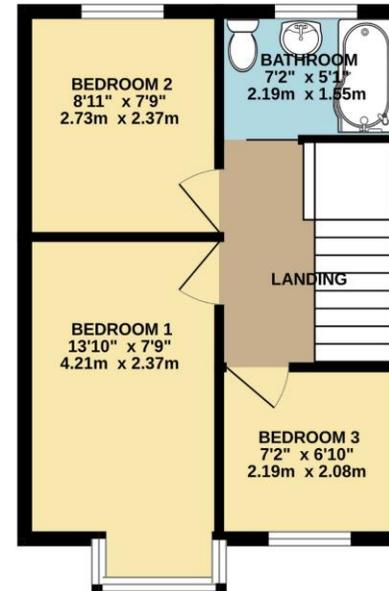
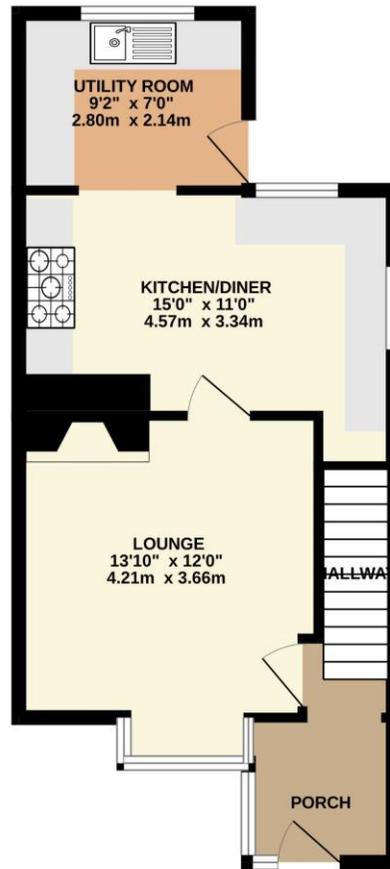
There are a wide array of amenities situated close by which include the picturesque coastline of Mount Batten, Jennycliff and Bovisand Beaches and easy access to the South West coastal footpath. There is a well-regarded primary school, general store/newsagent, and numerous restaurants and public houses. 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.

For further information or to arrange a viewing, please contact Lang Town & Country on 01752 456000.

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







TOTAL FLOOR AREA: 744 sq.ft. (69.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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