



## 19 Lalebrick Road

Hooe, Plymouth, PL9 9RU

£360,000



Extended semi-detached family property situated in a popular cul-de-sac location convenient for Jennycliff & the surrounding district. The accommodation is very flexible making it suitable for an extended family & briefly comprises an entrance lobby & hall, lounge, separate dining area, fitted kitchen, utility, 5 bedrooms, bathroom & ground floor shower room. Garage/store & off-road parking. Garden. Double-glazing & central heating. No onward chain.



## LALEBRICK ROAD, HOOE, PL9 9RU

### ACCOMMODATION

Access to the property is gained via steps leading down to the part double-glazed entrance door opening into the entrance lobby.

### ENTRANCE LOBBY 6'6" x 6'3" (1.99 x 1.95)

Opening leading into the hall. Doorway opening into the ground floor 4th bedroom.

### BEDROOM FOUR 11'8" x 6'5" (3.58 x 1.96)

Obscured double-glazed window to the side elevation.

### ENTRANCE HALL 12'7" x 6'2" (3.84 x 1.88)

Stairs rising to the first floor accommodation. Doors providing access to the ground floor accommodation.

### LOUNGE 12'10" x 10'3" (3.93 x 3.13)

Fireplace. Built-in shelving. Wood flooring. Double-glazed window to the front elevation. Opening leading into the dining area.

### DINING AREA 16'7" x 10'9" (5.06 x 3.28)

Opening leading into the kitchen area. Access to the shower room. Opening leading into an inner lobby area.

### KITCHEN AREA 9'0" x 10'2" incl kitchen units (2.76 x 3.10 incl kitchen units)

Series of matching eye-level and base units with rolled-edge work surfaces. Inset stainless-steel one-&-half bowl sink unit with mixer tap. Built-in 4 ring gas hob with adjacent electric oven and grill. Space and plumbing for dishwasher. Sliding double-glazed patio door leading out onto a small balcony area with steps leading down into the garden.

### SHOWER ROOM 6'8" x 6'3" (2.05 x 1.93)

White suite comprising a Quadrant-style shower with shower unit and spray attachment, sink unit with vanity area and storage beneath and a low level toilet. Vertical towel rail/radiator. Fully-tiled walls. Tiled floor. Obscured double-glazed window to the rear elevation.

### INNER LOBBY AREA

Obscured double-glazed door providing access to outside. Further doorway leading into the utility area.

### UTILITY AREA 6'8" x 3'7" (2.04 x 1.10)

Space and plumbing for washing machine. Space for tumble dryer. Obscured double-glazed window to the side elevation.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch.

### BEDROOM ONE 12'11" x 9'11" (3.95 x 3.03)

Exposed wooden flooring. Double-glazed window to the front elevation.

### BEDROOM TWO 10'11" x 9'10" (3.33 x 3.01)

Built-in storage cupboard. Double-glazed window to the rear elevation with an outlook over the garden across local rooftops towards Dartmoor.

### BEDROOM THREE 6'5" x 9'10" (1.98 x 3.02)

Laminate floor. Double-glazed window to the front elevation.

### BEDROOM FIVE FIRST AREA 6'4" x 11'7" (1.94 x 3.55)

This is a connecting room. The first area has a double-glazed window to the rear elevation with an outlook over the rear garden and views over local rooftops towards Dartmoor. Doorway leading into the second area.

### BEDROOM FIVE SECOND AREA 11'9" x 6'4" (3.60 x 1.94)

Double-glazed window to the front elevation.

### BATHROOM 6'5" x 6'2" (1.97 x 1.90)

White modern suite comprising a bath with a tiled area, shower unit and spray attachment, pedestal wash basin with mixer tap and low level toilet. Vertical towel rail/radiator. Obscured double-glazed window to the rear elevation.

### OUTSIDE

To the front of the property is a brick-paved off-road parking area which has space for 2 vehicles. At the rear there is a walled enclosed garden with a paved top section, which in turn leads to an artificial grass central area, and an uncultivated area at the bottom of the garden together with a further paved area. Side pedestrian gate providing access into the garage/store.

### GARAGE/STORE

Up-&-over door to the front elevation.

Please note that there is no vehicular access to this.

### COUNCIL TAX

Plymouth City Council  
Council tax band C

## Area Map

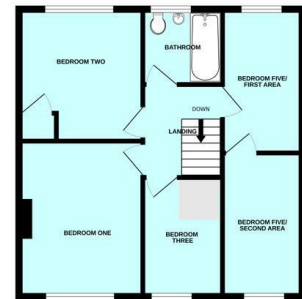


## Floor Plans

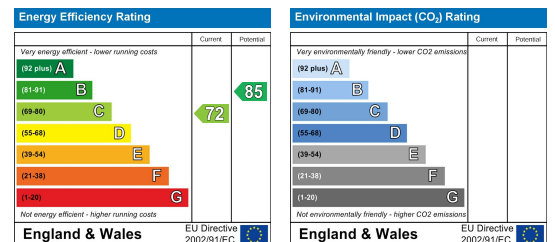
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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