



## 59 Hooe Road

Hooe, Plymouth, PL9 9QR

**£325,000**



Superb older-style bay-fronted detached house with a large rear garden, detached garage & a substantial detached garden room/workshop. The accommodation briefly comprises an entrance hall with downstairs cloakroom/wc, lounge, separate dining room plus kitchen/breakfast room. There are 3 generous bedrooms together with a bathroom and an ensuite shower room to bedroom one. Double-glazing & central heating. No onward chain.



## HOOE ROAD, HOOE, PL9 9QR

### ACCOMMODATION

Access to the property is gained via the entrance at the side of the property through the part double-glazed uPVC entrance door leading into the entrance hall.

### ENTRANCE HALL

Providing access to the accommodation. Stairs rising to the first floor.

### DOWNSTAIRS CLOAKROOM/WC 6'8" x 4'5" (2.05 x 1.35)

Fitted with a low level toilet and sink unit. Double-glazed window to the rear elevation.

### DINING ROOM 12'1" into bay x 12'11" (3.69 into bay x 3.96)

Double-glazed bay window to the front elevation.

### LOUNGE 15'6" into bay x 12'11" (4.73 into bay x 3.94)

Double-glazed bay window to the front elevation.

### KITCHEN/BREAKFAST ROOM 19'2" overall length x 7'10" narrowing to 4'5" (5.85 overall length x 2.40 narrowing to 1.37)

Range of matching eye-level and base units. Inset one-&a-half bowl single drainer sink unit with mixer tap. Built-in 4-ring gas hob. Built-in electric oven. Space for washing machine. Double-glazed window to the rear elevation.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Good-sized built-in storage cupboard.

### BEDROOM ONE 15'7" x 12'11" (4.75 x 3.95)

Double-glazed bay window to the front elevation. Double doors leading into the ensuite shower room.

### ENSUITE SHOWER ROOM 6'3" x 5'1" (1.93 x 1.56)

Comprising a shower, sink unit and a low level toilet.

### BEDROOM TWO 13'0" x 10'7" into the bay (3.97 x 3.24 into the bay)

Double-glazed window to the front elevation.

### BEDROOM THREE 12'11" x 7'9" (3.96 x 2.38)

A dual aspect room with double-glazed windows to the side and rear elevations.

### BATHROOM 9'11" x 7'10" (3.04 x 2.41)

4-piece bathroom comprising a panel bath, separate shower cubicle, sink unit and a low level toilet.

### OUTSIDE

To the front of the property a hedge screens the front lawned area of garden. A path leads to the front entrance where main gates lead through to the rear garden. The rear garden is enclosed and has a decked area leading to a good-sized lawned section. At present there is a separated area where there is a drive leading to a single garage. Located behind the garage is a block-built store.

### SINGLE GARAGE 17'1" x 9'4" (5.21 x 2.86)

Up-&-over to the front elevation. Power.

### GARDEN ROOM/STORE 19'8" x 16'4" (6 x 5)

Roller door to the front elevation. Double doors and window to the side elevation.

### COUNCIL TAX

Plymouth City Council  
Council tax band C

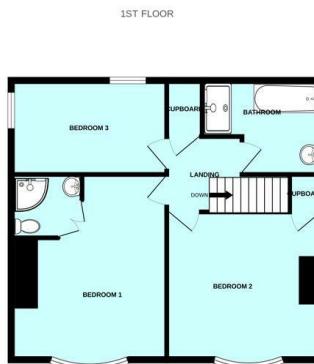
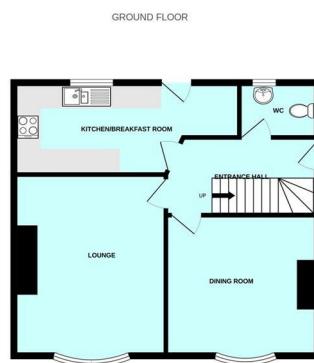
### SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

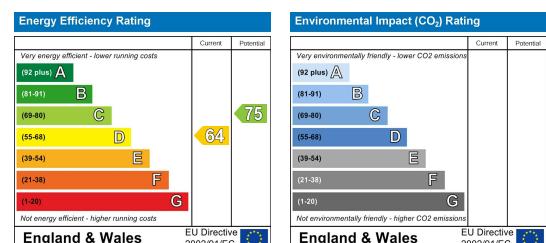
### Area Map



### Floor Plans



### Energy Efficiency Graph



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