



## 6 Stefan Close

Hooe, Plymouth, PL9 9RS

**£300,000**



A superb semi-detached house which has been extended & being sold with no onward chain. Situated in a quiet tucked away position with lovely views over Hooe Lake & beyond. The split level accommodation briefly comprises of an entrance porch & hallway together with lounge & generous kitchen plus extended dining room. On the upper floors there are 3 bedrooms & a bathroom. Features include a driveway & garage, landscaped gardens, double-glazing & central heating.



## STEFAN CLOSE, PLYMSTOCK, PLYMOUTH PL9 9RS

### ACCOMMODATION

Front door opening into the porch.

#### PORCH 4'7 x 3'9 (1.40m x 1.14m)

Tiled floor. Windows to the front and side elevations. Doorway opening into the hall.

#### HALLWAY 9'2 x 3'8 (2.79m x 1.12m)

Providing split-level access to the accommodation. Doorway opening into the lounge.

#### LOUNGE 14'5 x 10'7 (4.39m x 3.23m)

Chimney breast with an inset fire. Window to the front elevation with a fitted blind.

#### LOWER LANDING

Door leading to outside. Under-stairs cupboard. Doorway opening into the kitchen.

#### KITCHEN 16'7 x 10'4 (5.05m x 3.15m)

A generous kitchen with a window to the rear providing lovely views. Range of base and wall-mounted cabinets with matching work surfaces. Ample space for free-standing appliances beneath the work surfaces. Space and plumbing for washing machine and slimline dishwasher. One-&-a-half bowl single-drainer sink. 4-burner gas hob with a cooker hood above. Wall-mounted Worcester gas boiler. Built-in double oven and grill. Glazed display cabinet. Built-in wine rack. Open plan access through into the dining room.

#### DINING ROOM 11'8 x 8'11 (3.56m x 2.72m)

A dual aspect room with a window to the rear elevation, fitted with a blind and with lake views. Sliding double-glazed doors to the side with fitted blinds opening onto the garden.

#### UPPER LANDINGS

Providing access to the remaining accommodation. Built-in cupboard with shelving. Loft hatch. Window to the side elevation.

#### BEDROOM TWO 10'6 x 10'2 (3.20m x 3.10m)

Built-in wardrobe. Window to the rear with fantastic views over the lake and Cattewater, towards Dartmoor.

#### BATHROOM 6'8 x 6'1 (2.03m x 1.85m)

Comprising bath with electric shower system over, shower rail and curtain, pedestal basin and wc. Fully-tiled walls. Obscured window with blind to the side elevation.

#### BEDROOM ONE 14'9 x 10'7 @ widest point (4.50m x 3.23m @ widest point)

Window with roller blind to the front elevation. Range of cupboards and wardrobes and a dressing table.

#### BEDROOM THREE 7'11 x 7'8 (2.41m x 2.34m)

Built-in wardrobe. Window with a fitted blind to the front elevation.

#### GARAGE

Up-&-over door to the front elevation.

#### OUTSIDE

Driveway to the front providing off-road parking. Paving adjacent to the front elevation. The rear garden has been landscaped with easy maintenance in mind. There is a generous patio terrace laid adjacent to the property itself, with an outside tap and outside light. The gardens beyond this area are laid to chippings and decking with a variety of mature shrubs. Greenhouse. From the terrace there are views of the Cattewater and Dartmoor.

#### COUNCIL TAX

Plymouth City Council

Council Tax Band: C

#### SERVICES PLYMOUTH

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

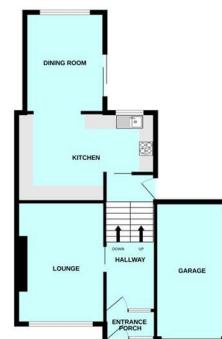
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### Area Map



### Floor Plans

GROUND FLOOR



1ST FLOOR



### Energy Efficiency Graph

