



SELL • LET • MANAGE

37 Broom Park, Plymouth, PL9 9QH

£350,000

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£350,000

# 37 Broom Park

Plymouth, PL9 9QH

- Semi Detached Family Home
- Hooe, Plymstock Location
- Luxurious Bathroom
- Generous Rear Garden
- Driveway for Several Cars
- Four Double Bedrooms
- Spacious Accommodation
- Views of Radford Park Nature Reserve
- Immaculately Presented
- Searches Pre Ordered

SEARCHES PRE ORDERED - MOVE BEFORE CHRISTMAS

DC Lane are thrilled to present to the market this superb semi detached four double bedroom family home in the highly sought after location of Hooe on the fringes of Radford Park Nature Reserve. The property is ideally located for excellent local schooling, Broadway shopping parade, transport links and close proximity to the coastline of Mount Batten, beaches and coastal footpaths.

Offering ideal family living and entertaining space. this delightful property comprises of spacious welcoming hallway with wood flooring and contemporary glass balustrade leading to four double bedrooms, master with en-suite shower room. The luxurious bathroom features modern bath and shower enclosure. Stairs lead down to the impressive lounge/diner that benefits from a large window boasting views of the surrounding area and plentiful space for statement furnishings. The well appointed kitchen has an abundance of gloss units, integrated appliances and breakfast bar. A useful store room leads off from the kitchen a perfect walk in pantry. Garden access opens onto a raised decked area overlooking the generous rear garden, a wonderful place for alfresco relaxation and entertainment taking in the views. The garden also features lawns, a patio area with external power ideal for a hot tub and rear gated access providing entry to the parkland. There is a storage area under the deck, a cellar and side access rising to the front. The approach to the property is via a brick paved drive that can accommodate several vehicles. The property also benefits from owned solar panels.

This deceptively spacious home is set in an enviable location and has been well maintained by the present owners – a viewing is highly recommended.



## Ground Floor

Master Bedroom One 12'2" x 11'2" (3.73 x 3.42)

En-Suite 9'3" x 2'11" (2.82 x 0.89)

Bedroom Two 11'10" x 9'9" (3.62 x 2.98)

Bedroom Three 8'4" x 13'8" (2.55 x 4.17)

Bedroom Four 8'5" x 8'10" (2.58 x 2.70)

Bathroom 8'5" x 8'3" (2.58 x 2.54)

Lower Ground Floor-

Lounge/Dining Room 15'6" x 27'6" (4.73 x 8.40)

Kitchen 8'7" x 23'11" (2.62 x 7.30)

Store Room





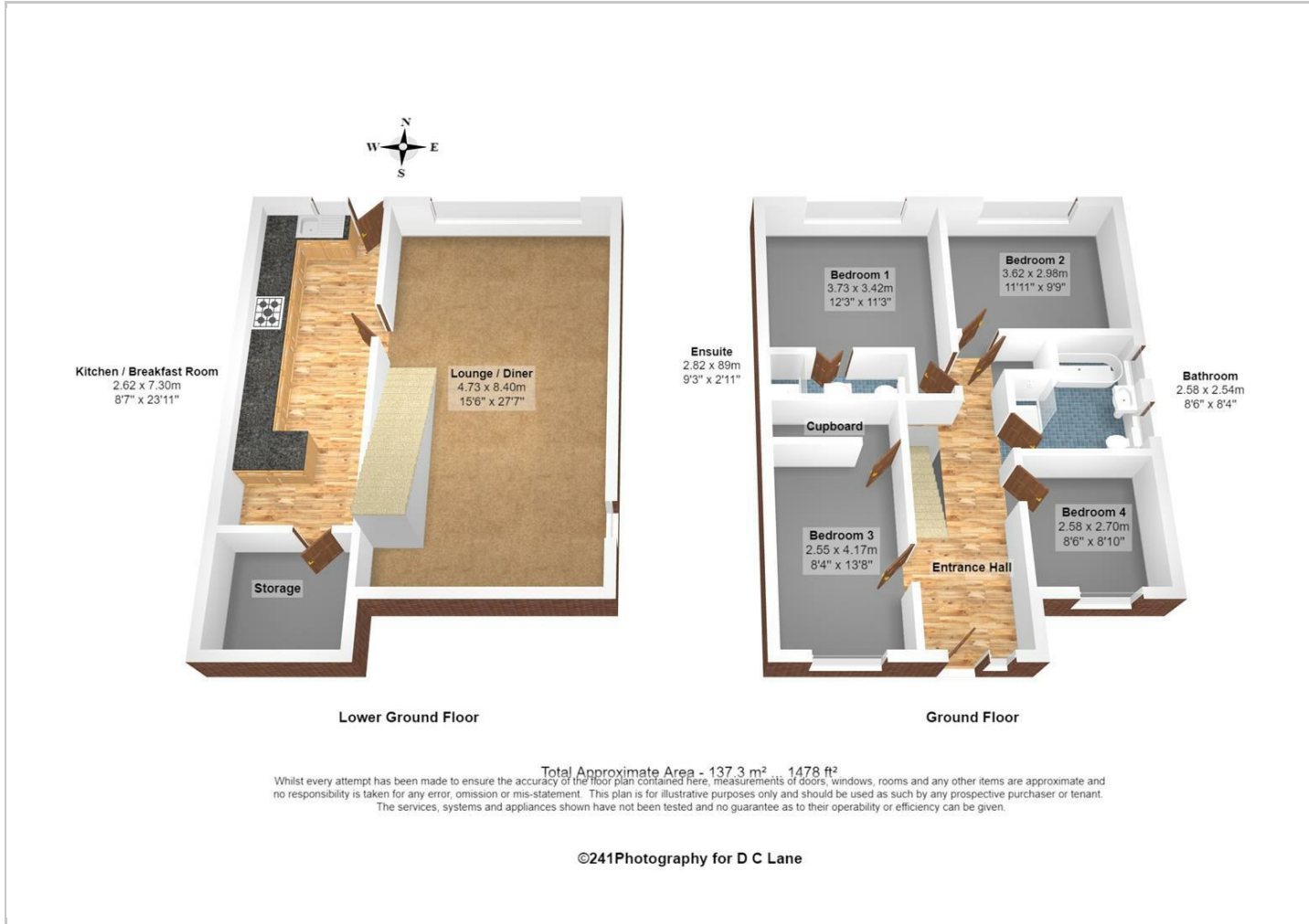
## Directions

Head south on Mutley Plain toward Belgrave Road for 0.7 miles and turn left on to A374 / Charles Street pass through 2 roundabouts, remaining on A374 for 0.8 miles. Keep straight on to A379 / Laira Bridge Road until the roundabout, take 3rd exit on to Pomphlett Road and then take 2nd exit at next roundabout. In 0.6 miles turn right into Dean Cross Road. Continue straight onto Radford Park Rd 0.5 mi and Continue onto Hooe Rd Go through 1 roundabout 0.2 mi and at the roundabout, take the 1st exit onto Reddicliff Rd 0.1 mi Turn left onto Broom Park and the property can be found on the left.

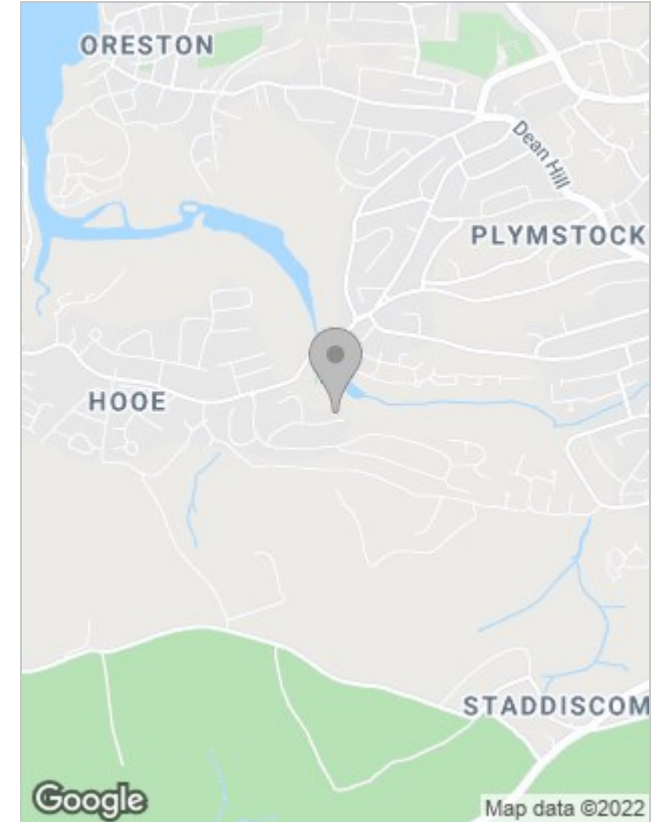




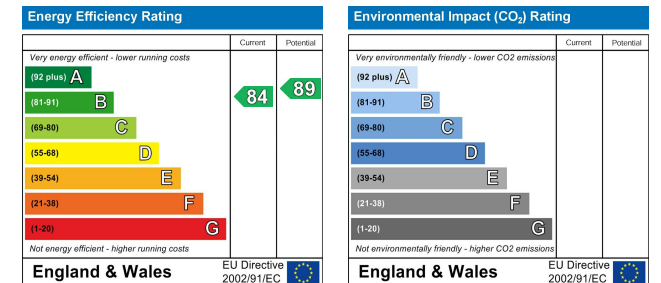
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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