



## 16 Hildale Road

Plymstock, Plymouth, PL9 9JY

**£299,950**



Detached, dormer-style house situated in a very popular cul-de-sac close to central Plymstock, comprising spacious lounge, kitchen/dining room, 3 double bedrooms, bathroom & downstairs wc/cloakroom. Excellent decorative order throughout. Driveway & garage. Front & rear gardens. Southerly-facing rear. uPVC double-glazing. Gas central heating.



16 HILLDALE ROAD, PLYMSTOCK, PLYMOUTH PL9 9JY

ACCOMMODATION

Wood-effect uPVC double-glazed patterned-glass front door with matching side panel into the entrance hall.

ENTRANCE HALL 10'10 x 9'6 (3.30m x 2.90m)

A spacious hallway with stairs rising to the first floor. Coved ceiling. White panel doors to all rooms.

DOWNSTAIRS CLOAKROOM//WC

Fitted with a 2-piece white suite comprising low-level wc and wash handbasin with mixer tap and cupboard below. Fully-tiled to 2 walls. uPVC obscured-glass double-glazed window.

LOUNGE/DINER 22'1 x 11'9 (6.73m x 3.58m)

A spacious room with large double-height uPVC double-glazed window overlooking the front. Further single window with top opener. Feature marble surround fireplace with coal-effect electric fire inset. Coved ceiling.

KITCHEN/DINER 17'11 x 10'9 (5.46m x 3.28m)

A spacious double-aspect room with uPVC double-glazed windows to the side and overlooking the rear garden. uPVC obscured-glass double-glazed door giving side access. The kitchen is well-fitted with an extensive range of units comprising eye-level wall cupboards, matching base cupboards and drawers with wood-effect laminate work surfaces over, a tiled surround and incorporating a stainless-steel single-drainer sink unit with mixer tap. Integrated 4-ring gas hob with extractor canopy and matching door front over. Integrated fridge/freezer with matching door fronts. Stainless-steel electric double oven. Plumbing and space for washing machine. The dining area provides ample space for a dining table and chairs. Fitted cupboards with louvred doors - one housing the gas boiler which serves the central heating and domestic hot water. 3 double base cupboards, corner unit with double base cupboard and shelving over. Coved ceiling.

GROUND FLOOR BEDROOM THREE 10'9 x 8' (3.28m x 2.44m)

uPVC double-glazed window overlooking the rear garden. Fitted wardrobes. Double wardrobe with hanging rails. Further wardrobe with hanging space, shelving and drawer unit. Coved ceiling.

FIRST FLOOR LANDING

Hatch to fully-insulated roof space. White panel doors to all rooms. Large walk-in storage cupboard with slatted shelving.

BEDROOM ONE 14' x 11'1 (4.27m x 3.38m)

uPVC double-glazed window overlooking the front. Further uPVC fixed window to the side.

BEDROOM TWO 14' x 10'8 (4.27m x 3.25m)

Double aspect with 2 uPVC double-glazed windows, one overlooking the rear. Further uPVC double-glazed window with far-reaching views out to Dartmoor.

BATHROOM 6'8 x 6'4 (2.03m x 1.93m)

Fitted with a 3-piece retro powder blue suite comprising panel bath with hand grips and mixer tap with shower head attachment, pedestal wash handbasin and low-level wc. Full tiling to 2 walls. uPVC obscured-glass double-glazed window.

OUTSIDE

To the front there is a private drive providing off-road parking for up to 3 cars which leads to the attached garage. Outside courtesy light. The front garden is laid to lawn with raised beds and borders, well-stocked with flowers and shrubs. There is access along the side of the property with a continuation of the raised bed. The rear garden has a good-sized paved patio area with wrought iron railings and decorative natural stone steps leading down to the garden. The garden is fully-enclosed and south-facing, laid to lawn with mature borders stocked with shrubs including laurels, acers, a Camellia and mature tree. The raised borders are attractively stone-faced and well-stocked with flowers and shrubs. uPVC courtesy door to the garage.

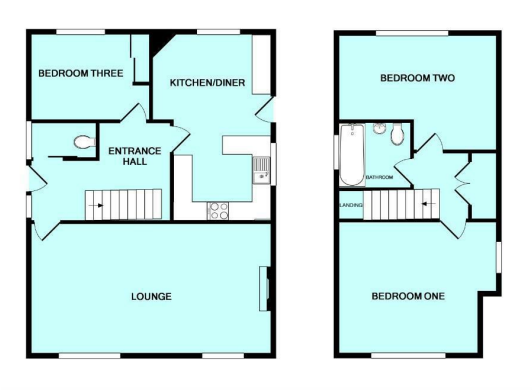
GARAGE 17'2 x 9'2 (5.23m x 2.79m)

Metal up-&-over door. Power and light. uPVC double-glazed window.

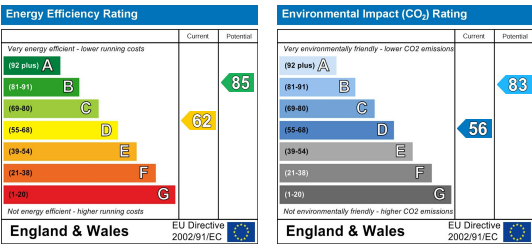
Area Map



Floor Plans



Energy Efficiency Graph



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