



3 Broom Park

Hooe, Plymouth, PL9 9QH

£345,000



A superb opportunity to acquire this link-detached property offering generous accommodation including a large rear garden, nice views, driveway & garage. The accommodation briefly comprises an entrance porch & hallway together with 4 bedrooms & a bathroom. The lower floor hosts the reception space consisting of a large dual aspect lounge & a separate dining room which could be used as a 5th bedroom, a ground floor wc/shower room & kitchen. The property has double-glazing & central heating, a separate utility/workshop & is being sold with no onward chain.



BROOM PARK, HOOE, PLYMOUTH, PL9 9QH

ACCOMMODATION

Front door opening into the entrance porch.

ENTRANCE PORCH 5'11" x 4' (1.80m x 1.22m)

Leading through to the hallway.

ENTRANCE HALLWAY 17'3" x 5'9" (5.26m x 1.75m)

Providing access to the first floor accommodation. Staircase descending to the ground floor. Feature full-height window to the rear with nice views. Loft access hatch. Recess cupboard housing the hot water cylinder.

BEDROOM ONE 13'7" x 11'11" (4.14m x 3.63m)

Window to the front elevation. Recessed wardrobe.

BEDROOM TWO 11'11" to the rear of the wardrobe x 10'8" (widest p (3.63m to the rear of the wardrobe x 3.25m (widest)

Window to the rear elevation with lovely views of the rear garden & beyond. Recessed wardrobe.

BEDROOM THREE 11'7" x 7'8" (3.53m x 2.34m)

Window to the rear. Recessed wardrobe.

BEDROOM FOUR 10'4" x 6' (3.15m x 1.83m)

Window to the front elevation.

BATHROOM 7'2" x 5'7" (2.18m x 1.70m)

Comprising a bath with electric shower system & bi-folding glazed shower screen, wc, pedestal basin & fully tiled walls. Obscured window to the front. Corner mirrored bathroom cabinet.

LOWER HALL 12'6" x 5'9" (3.81m x 1.75m)

Providing access to the ground floor accommodation. Storage beneath the staircase.

LOUNGE 24'4" x 11'11" (7.42m x 3.63m)

Accessed through double doors. Dual aspect with a window to the front elevation & sliding double-glazed doors to the rear, which overlook the garden & provide access to outside. Stone-built fireplace with plinth to the side, incorporating an electric fire.

DINING ROOM 11'11" x 10'1" (3.63m x 3.07m)

A separate dining room with a window to the front elevation. Please note this room could be used as an additional 5th bedroom if required.

KITCHEN 11'11" x 7'4" (3.63m x 2.24m)

Situated to the rear. Range of base & wall mounted cabinets with matching fascias, work-surfaces & tiled splash-backs. Stainless steel one-&-a-half bowl single-drainer sink unit. Built-in double-oven & grill. Separate 4 burner gas hob with cooker hood above. Space for a fridge & dishwasher beneath the work surfaces. Built-in microwave. Window to the rear. Obscured glazed door leading to outside.

DOWNSTAIRS SHOWER ROOM/WC 8'5" x 4' (2.57m x 1.22m)

Comprising a shower, basin & concealed cistern wc with push button flush, which is set into a cabinet providing storage. Matching wall-mounted cabinets with lighting & mirror. Tiled floor. Electric heated towel rail. Obscured window to the rear elevation.

GARAGE 17' x 7'10" (5.18m x 2.39m)

Up-&-over door to the front elevation. Electric meter, gas meter & consumer unit. Window to the rear elevation.

UTILITY/WORKSHOP 16'6" x 12' l-shaped room & maximum dimensions (5.03m x 3.66m l-shaped room & maximum dimensions)

An 'L'-shaped room. Recently replaced Ideal Logic gas boiler. Space & plumbing for washing machine. Space for further appliances. Power & lighting. Storage cupboards.

OUTSIDE

To the front a concrete patterned driveway leads to the garage & provides off-road parking. Gardens to the front laid to chippings with shrubs & an area laid to paving adjacent to the front elevation. A pathway leads around the side of the house accessing the rear garden. The rear garden has a paved area adjacent to the property and areas laid to lawn together with an extensive range of mature planting. Greenhouse with grape vine. Outside tap.

SERVICES

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

COUNCIL TAX

Plymouth City Council
Council Tax Band: D

Area Map



Floor Plans

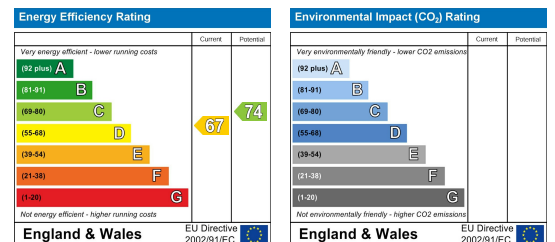
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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