



64 Lalebrick Road

Hooe, Plymouth, PL9 9RW

£389,950



Superbly-presented extended semi-detached family home in this very popular location within Hooe. An incredible feature of this property is a beautiful garden building situated at the top of the garden, backing onto open countryside, and providing panoramic views over the Plym estuary and Hooe Lake towards Plymouth and Dartmoor. The accommodation briefly comprises an entrance porch, lounge, large open-plan kitchen/dining/family room opening onto the garden & a separate utility providing integral access to the garage. There are 4 bedrooms, shower room & a bathroom. Landscaped rear garden. Full-width driveway & garage. Double-glazing & central heating.



LALEBRICK ROAD, HOOE, PL9 9RW

ACCOMMODATION

Front door opening into the entrance porch.

ENTRANCE PORCH 4'8 x 3'10 (1.42m x 1.17m)

Matching windows to the front and side elevations. Glazed double doors opening into the lounge.

LOUNGE 16'7 x 14'4 (5.05m x 4.37m)

Window with a fitted blind to the front elevation. Fireplace with a polished stone surround and hearth featuring a gas pebble-style 'Living Flame' fire. Fitted flooring. Matching glazed doorway opening onto the staircase leading to the first landing.

FIRST LANDING

Staircase continuing upwards. Doorway opening to the shower room. Separate door opening into the kitchen/dining/family room.

KITCHEN/DINING/FAMILY ROOM 27' x 9'8 at widest point (8.23m x 2.95m at widest point)

The kitchen is fitted with a range of base and wall-mounted cabinets with matching fascias and work surfaces. Inset one-&-a-half bowl sink unit. Built-in oven. Inset electric hob with a cooker hood above. Integral dishwasher, fridge and freezer. Work-top lighting. Under-unit lighting. Tiled floor. Open-plan access through to the dining/family room. The dining/family room has a matching tiled floor. There are sliding double-glazed doors to the rear providing access to outside and overlooking the garden. Feature vaulted ceiling with inset ceiling spotlights. Area for seating with a wood burner set onto a slate hearth and a window to the rear. Polarised dome. Doorway leading to outside. Sliding door leading to the utility room.

UTILITY ROOM 10' x 6'11 (3.05m x 2.11m)

Space and plumbing for free-standing appliances. Stainless-steel single drainer sink unit. Wall-mounted Worcester gas boiler. Hanging rail. High ceiling with a Velux-style skylight. Integral access to the garage.

SHOWER ROOM 6'11 x 4'3 (2.11m x 1.30m)

Comprising an enclosed shower with waterproof panelling and a bi-folding glass door, pedestal basin and wc. White tiled walls. Velux-style skylight.

SECOND LANDING

BEDROOM ONE 14'4 x 9'10 at widest point (4.37m x 3.00m at widest point)

Dual aspect with a window with fitted blinds to the front elevation with views over Hooe Lake towards Plymouth and a window to the rear elevation. Additional Velux-style skylights to the front elevation. Inset ceiling spotlights. Range of built-in cupboards.

BEDROOM TWO 14'10 x 10'8 at widest point (4.52m x 3.25m at widest point)

Window with fitted blind to the front elevation and lovely views.

BEDROOM FOUR 7'11 x 7'11 (2.41m x 2.41m)

Window with fitted blind to the front elevation providing lovely views.

TOP LANDING

BEDROOM THREE 10'10 x 10'2 (3.30m x 3.10m)

Window with fitted blind to the rear elevation with lovely views over the garden. Built-in cupboard.

BATHROOM 10'2 max depth x 6'2 (3.10m max depth x 1.88m)

Comprising a bath, pedestal basin and wc. Wall-mounted bathroom cabinet. Fully-tiled walls. Dual aspect with obscured windows to the side and rear elevations. Views over the garden from the rear window.

GARAGE 16'6 x 10' at widest point (5.03m x 3.05m at widest point)

Up-&over style door to the front elevation. Lighting. Tap.

GARDEN BUILDING 11'1 x 10'10 plus internal & external stores (3.38m x 3.30m plus internal & external stores)

A detached timber garden building with double-glazed windows with fitted blinds and sliding doors to 3 elevations. Fabulous views across the Plym estuary and Hooe Lake sweeping from Plymouth to Dartmoor. From the rear, there are lovely countryside views.

OUTSIDE

To the front of the property there is a full-width driveway providing off-road parking. To the rear, the garden is landscaped. Adjacent to the rear of the property there is a paved patio area with a glazed cover providing a sheltered space for outside dining and entertaining. The garden is mainly laid to lawn and stocked with a variety of mature shrubs and small trees. At the top of the garden, surround the garden building, are areas laid to chippings. To the rear there is a timber fence, beyond which is an additional area of garden, enclosed by fencing (see agent's note). There are lovely views over the surrounding countryside to the rear.

COUNCIL TAX

Plymouth City Council
Council tax band C

AGENT'S NOTE

The land to the rear of the rear boundary is subject to an application for registration based upon adverse possession. We are in possession of Land Registry paperwork, please contact the office for further information.

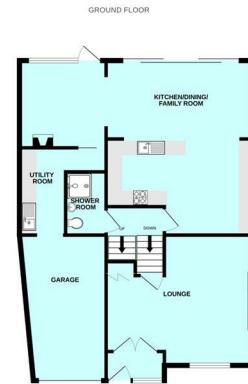
Area Map



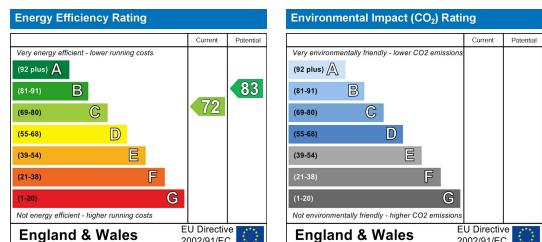
Floor Plans



Map data ©2024 Google



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.