



## 47 Pollard Close

Hooe, Plymouth, PL9 9RR

£375,000



Superbly-presented detached house situated in this highly popular position within the village of Hooe. The accommodation briefly comprises an entrance hall with downstairs cloakroom/wc, reception/dining hall, lounge, kitchen plus a formal dining room, which could be utilised as a ground floor 4th bedroom. On the first floor there are 3 bedrooms and a bathroom. Next to the property is a detached garage with a store room beneath. There are gardens, driveway, double-glazing & central heating.



## POLLARD CLOSE, HOOE, PL9 9RR

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL 6'5 x 5'6 (1.96m x 1.68m)

Doors providing access to the ground floor accommodation. Staircase rising to the first floor.

### DOWNSTAIRS CLOAKROOM/WC 6'3 x 3'3 (1.91m x 0.99m)

Fitted with a wc and wall-mounted basin. Tiled floor. Obscured window to the front elevation.

### RECEPTION/DINING HALL 11'8 x 9'11 (3.56m x 3.02m)

Ample space for dining table and chairs. Built-in cupboard. Window with a fitted blind to the side elevation. Access to the remaining ground floor accommodation.

### LOUNGE 16'6 x 10'6 (5.03m x 3.20m)

French doors with a fitted blind to the side elevation.

### KITCHEN 12'1 x 7'4 (3.68m x 2.24m)

Range of base and wall-mounted cabinets with matching fascias and work surfaces. Inset stainless-steel one-&-a-half bowl single drainer sink unit. Space for cooker. Space for washing machine. Space for fridge-freezer. Tiled floor. Window to the rear elevation. Partly glazed door leading to outside.

### FORMAL DINING ROOM/OPTIONAL 4TH BEDROOM 16'4 x 7'5 (4.98m x 2.26m)

Window with a fitted blind to the front elevation.

### FIRST FLOOR LANDING 9'11 x 6'4 max dimensions (3.02m x 1.93m max dimensions)

Providing access to the first floor accommodation. Window with a fitted blind to the side elevation. Loft hatch. Cupboard housing the gas boiler.

### BEDROOM ONE 12'9 x 11'8 at widest point (3.89m x 3.56m at widest point)

Window with a fitted blind to the front elevation. Recessed double wardrobe.

### BEDROOM TWO 12'4 x 9'11 (3.76m x 3.02m)

Window with a fitted blind to the rear elevation. Recessed wardrobe.

### BEDROOM THREE 9'1 x 8'1 (2.77m x 2.46m)

Window with a fitted blind to the rear elevation. Recessed single wardrobe.

### BATHROOM 7'9 x 6'4 (2.36m x 1.93m)

Comprising a bath with a shower over, rail and curtain, wc and basin. Chrome towel rail/radiator. Fully-tiled walls.

### GARAGE 16'10 x 9'6 (5.13m x 2.90m)

Remote door to the front elevation. Fuse box. Power and lighting.

### STORE ROOM 12'2 x 8'10 (3.71m x 2.69m)

Power. Limited head height.

### OUTSIDE

To the front there is a brick-paved driveway with a matching path continuing to the main front entrance. A small drive laid to brick pavers precedes the garage. There is an area laid to artificial grass. A pathway through a timber gate provides access to the rear garden. The gardens to the rear and side elevations are mainly laid to lawn together with shrub and flower beds plus a slate chipping pathway.

### COUNCIL TAX

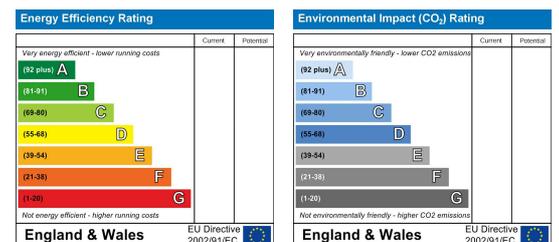
Plymouth City Council  
Council tax band D

## Area Map



## Floor Plans

## Energy Efficiency Graph



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