



## 55 Broomfield Drive

Hooe, Plymouth, PL9 9PG

£325,000



Superbly-positioned extended semi-detached house in a wonderful location with accommodation briefly comprising an entrance hall, lounge/dining room plus a kitchen/dining room and to the rear an extended shepherd's hut style extension which incorporates a wc/wet room. On the first floor there are 4 bedrooms and a bathroom. The integral garage incorporates an additional ground floor bathroom. To the front there is a driveway & to the rear, a south/south-westerly facing garden with a timber summer house. The property has double-glazing & central heating.



## BROOMFIELD DRIVE, HOOE, PL9 9PG

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL

Doorway opening into the lounge/dining room. Staircase ascending to the first floor.

### LOUNGE/DINING ROOM 23'8 x 11'11 at widest point (7.21m x 3.63m at widest point)

Bay window to the front elevation. Chimney breast with fireplace. Laminate flooring. Access to the remaining ground floor accommodation.

### KITCHEN/DINING ROOM 17'7 x 9' (5.36m x 2.74m)

Ample space for table and chairs. Range of base and wall-mounted kitchen cabinets with matching work surfaces and splash-backs. One-&-a-half bowl single drainer sink unit. Space for fridge or freezer beneath the work surface. Space and plumbing for dishwasher. Space for free-standing cooker with a splash-back and a cooker hood above. Space for free-standing fridge-freezer. Under-stairs storage cupboard, also housing the consumer unit and electric meter. Window to the rear elevation overlooking the garden. Integral access to the garage. French doors to the rear opening onto the garden.

### SHEPHERD'S HUT 14'1 x 8'10 (4.29m x 2.69m)

A superb feature room extended to the rear. Feature lighting. Part-panelling to the walls. Fitted flooring. Windows to 2 elevations. French doors leading to outside. Doorway opening into the downstairs wc/wet room.

### DOWNSTAIRS WC/WET ROOM 4'6 x 4'2 (1.37m x 1.27m)

Fitted with a wc and basin with storage beneath. Waterproof floor. Waterproof panelling to the walls. Inset ceiling spotlights. Obscured window to the rear elevation.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch.

### BEDROOM ONE 15' x 9' (4.57m x 2.74m)

Bay window to the front elevation.

### BEDROOM TWO 16'10 x 9'1 max dimensions (5.13m x 2.77m max dimensions)

Comprising 2 areas, with 2 windows to the front elevation.

### BEDROOM THREE 11'10 x 9'10 (3.61m x 3.00m)

Window to the rear elevation with lovely views towards Staddon Heights.

### BEDROOM FOUR 8'11 x 8'11 (2.72m x 2.72m)

Window to the rear elevation with lovely views towards Staddon Heights.

### BATHROOM 8'9 x 4'10 (2.67m x 1.47m)

Comprising a bath with a Mira shower system over and a glass screen, basin and wc with a push-button flush built into a cabinet providing storage and concealing the cistern. Towel rail/radiator. Fully-tiled walls. Obscured window with a fitted blind to the rear elevation.

### GARAGE 14'4 x 10' (4.37m x 3.05m)

Providing integral access to the property via a doorway opening into the kitchen/dining room. Pedestrian door to the front elevation. Base and wall-mounted cabinets. Gas boiler. Utility area with space for washing machine and tumble-dryer. Doorway opening into the downstairs bathroom.

### DOWNSTAIRS BATHROOM 5'10 x 5'1 (1.78m x 1.55m)

Comprising a bath with a shower system over and a glass shower screen, wc and pedestal basin. Partly-tiled walls and part-timber panelling. Obscured window to the side elevation.

### SUMMER HOUSE 13'5 x 7'3 (4.09m x 2.21m)

A timber summer house with partly-glazed doors with windows either side to the front elevation. Pitched roof.

### OUTSIDE

A gravelled driveway to the front provides off-road parking. There are landscaped gardens to the rear comprising areas laid to decking, paving and lawn. There is a side access gate, outside power and an outside tap. From the garden there are views towards Staddon Heights.

### COUNCIL TAX

Plymouth City Council  
Council tax band C

## Area Map



## Floor Plans

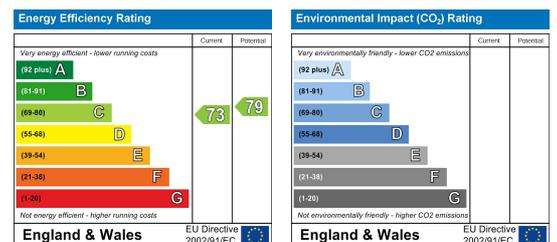
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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