



## 17 Westcombe Crescent

Hooe, Plymouth, PL9 9QQ

£450,000



Superb detached bungalow situated at the end of this sought-after cul-de-sac. The property enjoys an enclosed westerly-facing landscaped garden offering a high degree of privacy and seclusion. There is also a garden building, tool store/workshop, driveway and garage. The accommodation briefly comprises an entrance hall, cloakroom/wc, spacious lounge/dining room, extended conservatory, kitchen/breakfast room, 3 bedrooms, family bathroom and an ensuite shower room to bedroom one. Double-glazing & central heating.



## WESTCOMBE CRESCENT, HOOE, PL9 9QQ

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL 13' x 8'1 max dimensions (3.96m x 2.46m max dimensions)

Providing access to the accommodation. Loft hatch. Built-in storage cupboard. Separate built-in airing cupboard with slatted shelving and plumbed with a radiator.

### CLOAKROOM/WC

Fitted with a wc.

### KITCHEN/BREAKFAST ROOM 22'3 x 8'7 (6.78m x 2.62m)

Area for breakfast table and chairs with a window to the front elevation. The kitchen area is fitted with a range of matching cabinets with work surfaces and splash-backs. Inset single drainer single bowl sink. Built-in oven plus a combination oven/microwave. Separate hob with a splash-back and a cooker hood above. Integral fridge-freezer. Integral slimline dishwasher. Pull-out corner carousel storage cupboard. Integral washing machine. Wine rack. Wall-mounted Vaillant gas boiler concealed by a matching cabinet. Window to the rear elevation with a fitted blind with nice views over the garden. Doorway to the rear leading to outside.

### LOUNGE/DINING ROOM 23'3 x 14' (7.09m x 4.27m)

A spacious dual aspect reception room with a full-height window to the front elevation with views over the area towards woodland and sliding double-glazed patio doors opening into the conservatory. Polished stone fireplace with a matching hearth featuring a 'Living Flame' style gas fire.

### CONSERVATORY 10'8 x 9'10 (3.25m x 3.00m)

Pitched roof. Tiled floor. Windows to 3 elevations. French doors leading to outside. Lovely views over the garden.

### BEDROOM ONE 13'3 x 11'10 max width (4.04m x 3.61m max width)

Window to the rear elevation with views over the garden. Built-in wardrobe with mirrored doors. Access to the ensuite shower room.

### ENSUITE SHOWER ROOM 6'1 x 2'3 (1.85m x 0.69m)

Comprising an enclosed tiled shower with built-in shower system and a bi-folding glass door and a wall-mounted basin with a tiled splash-back. Inset ceiling spotlights.

### BEDROOM TWO 12'5 x 9'11 (3.78m x 3.02m)

Window to the front elevation. Built-in wardrobe with sliding fascias, one of which is mirrored.

### BEDROOM THREE 9'3 x 8'11 (2.82m x 2.72m)

Window with fitted blind to the side elevation. Built-in wardrobe with sliding fascias, one of which is mirrored.

### FAMILY BATHROOM 10'2 x 5'9 (3.10m x 1.75m)

Comprising a double-ended bath with centrally-positioned taps, separate enclosed tiled shower, pedestal basin and wc with a concealed cistern and a push-button flush. Towel rail/radiator. Partly-tiled walls. Inset ceiling spotlights. Obscured window to the rear elevation.

### GARAGE 17'3 x 7'10 (5.26m x 2.39m)

Remote door to the front elevation. Window to the side elevation. Power and lighting.

### TOOL STORE/WORKSHOP 9'5 x 5'8 (2.87m x 1.73m)

A useful building constructed alongside the garage. Access door. Window to the side elevation. Power and lighting.

### GARDEN BUILDING 12' x 9'1 (3.66m x 2.77m)

A detached timber garden building, currently used as a craft room. 2 windows overlooking the garden. Power and lighting.

### OUTSIDE

A tarmac driveway runs alongside the bungalow, providing a level access to the garage. The front garden is hard landscaped for ease of maintenance with areas laid to chippings, stone paving with matching walls and shrub and flower beds. Gated pathways along both side elevations provide external access to the rear garden. The rear garden, which offers a high degree of privacy and seclusion, has been landscaped with areas laid to paving and lawn. There are various patio areas providing interesting places to sit and enjoy the garden. There is a small greenhouse, outside tap and views towards woodland.

### COUNCIL TAX

Plymouth City Council

Council tax band F

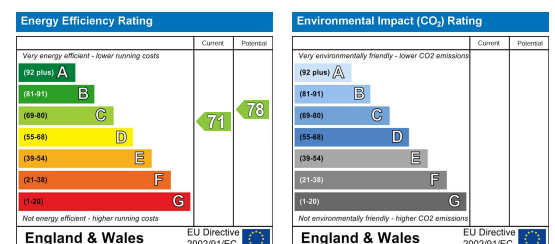
## Area Map



## Floor Plans



## 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.