



## 55 Pollard Close

Hooe, Plymouth, PL9 9RR

**Offers Over £385,000**



Quietly located 4-bedroom detached family home within easy reach of local shops & primary school as well as Hooe Park & Lake and Jennycliff with its open park and beach. The property benefits from uPVC double-glazing & gas central heating. The accommodation comprises a good-sized lounge through dining room, conservatory, spacious kitchen & downstairs cloakroom/wc. On the first floor are 4 bedrooms, ensuite bathroom & family shower room. There is a fully-enclosed private rear garden, drive & garage.



## POLLARD CLOSE, HOOE, PL9 9RR

### ACCOMMODATION

uPVC double-glazed front door opening into the entrance hall.

### ENTRANCE HALL

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

### DOWNSTAIRS CLOAKROOM/WC

Fitted with a 2-piece comprising a low level wc and wash hand basin with mixer tap. Obscured double-glazed window.

### LOUNGE 15'11" x 12'2" (4.85m x 3.71m)

uPVC double-glazed window overlooking the front. Fireplace surround fitted with an electric fire. Archway through to the adjoining dining room.

### DINING ROOM 10' x 9'5" (3.05m x 2.87m)

Sliding patio door opening to the conservatory.

### CONSERVATORY 11'7" x 9'2" (3.53m x 2.79m)

Aluminium-framed conservatory with a pitch polycarbonate roof. Power. Sliding patio door opening to the rear garden.

### KITCHEN 14'1" x 12'1" (4.29m x 3.68m)

Fitted with a range of matching eye-level and base cupboards with drawers and rolled-edge laminate work surfaces over and a tiled surround. Inset stainless-steel single drainer sink unit with mixer tap. Ample space for appliances. Under-stairs storage cupboard. Inset ceiling spotlights. Window with views over the rear garden. uPVC double-glazed door opening to the rear garden.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Built-in linen cupboard with slatted shelving and housing the gas boiler, servicing the central heating and domestic hot water. Hatch with retractable ladder to the insulated and part-boarded roof space.

### BEDROOM ONE 15'9" x 11'4" max dimensions (4.80m x 3.45m max dimensions)

2 uPVC double-glazed windows overlooking the front elevation. Built-in double wardrobe and fitted wardrobe.

### ENSUITE BATHROOM 8'9" x 4'9" (2.67m x 1.45m)

Fitted with a 3-piece suite comprising a panel bath with part-tiled surround, mixer tap and shower head attachment, low level wc and vanity wash hand basin with a mixer tap and a double drawer unit below. Chrome towel rail/radiator. Obscured double-glazed window.

### BEDROOM TWO 11'4" x 8'4" (3.45m x 2.54m)

uPVC double-glazed window overlooking the front. Built-in double wardrobe with sliding mirrored doors.

### BEDROOM THREE 10'5" x 8'9" (3.18m x 2.67m)

uPVC double-glazed window with views across Hooe Lake and Plymouth beyond and Dartmoor in the distance.

### BEDROOM FOUR 9'9" x 8'4" (2.97m x 2.54m)

uPVC double-glazed window with views across Hooe Lake and Plymouth beyond and Dartmoor in the distance. Double wardrobe with sliding mirrored doors.

### SHOWER ROOM 7'1" x 6'8" (2.16m x 2.03m)

Fitted with a 3-piece suite comprising a fully-tiled shower cubicle with shower system, low level wc and pedestal wash hand basin with a tiled splash-back. Chrome towel rail/radiator. Obscured double-glazed window.

### GARAGE 17'1" x 8' (5.21m x 2.44m)

uPVC up-&-over door. Power and lighting. Cold water tap. Wall-mounted gas and electric smart meters. uPVC double-glazed window. uPVC fully-glazed door opening to the side of the property leading around to the rear garden.

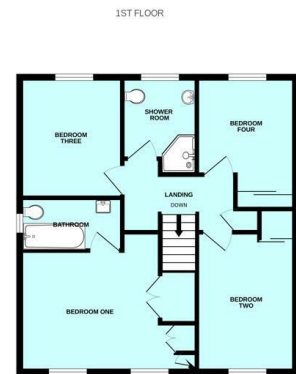
### OUTSIDE

To the front there is a private tarmac drive providing off-road parking and access to the garage. The front garden is laid to lawn together with a shrub border. A timber gate provides access along the side of the property. The attractive rear garden enjoys much of the day sunshine and affords a great deal of privacy, being fully-enclosed by timber fencing. The garden is mature and well-stocked. There is a patio area and steps leading down to a level lawn where there are further areas laid to paved patio and brick patio. There is a timber storage shed, outside security lighting and outside cold water tap.

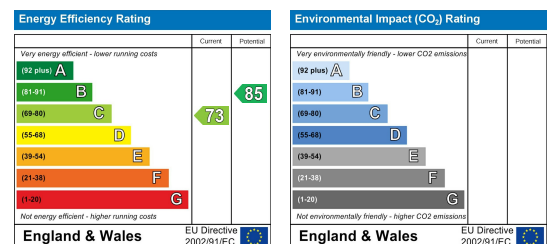
## Area Map



## Floor Plans



## Energy Efficiency Graph



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