



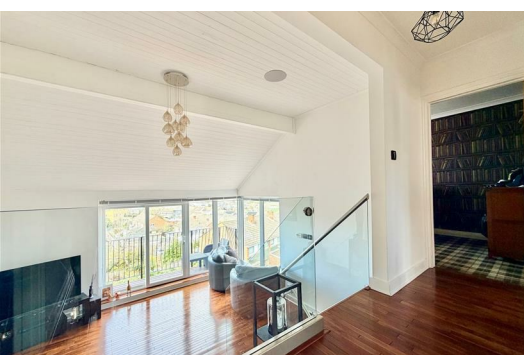
Belle Vue Rise

Hooe, Plymouth, PL9 9QD

£425,000



Superbly-presented split-level semi-detached house in a stunning location with fantastic views over Hooe towards Hooe Lake and across to Plymouth. The centrepiece of the house is a fantastic lounge with vaulted ceiling, wood burner & featuring full-height glass to 2 elevations opening onto a balcony. In addition the accommodation comprises an open-plan kitchen/dining room, snug/bedroom four, wc/shower room with a separate utility space, 3 further bedrooms, including 2 generous doubles, master ensuite shower room & family bathroom. In addition there is an entertainment room with bar, landscaped gardens, garage in a nearby bloc, double-glazing & central heating. Viewing highly recommended.



BELLE VUE RISE, HOOE, PL9 9QD

ACCOMMODATION

Front door opening into the entrance hallway.

HALLWAY

Feature glass balustrade with a view into the vaulted lounge. Hard wood flooring. Loft hatch.

KITCHEN/DINING ROOM 15'8 x 11'8 (4.78m x 3.56m)

An 'L-shaped' room with ample space for dining table and chairs. Range of base and wall-mounted kitchen cabinets with matching fascias, work surfaces and tiled splash-backs. Space for free-standing cooker. Built-in dishwasher. Built-in fridge and freezer. Tiled floor. Inset ceiling spotlights. 2 windows with fitted blinds to the front elevation.

SNUG/BEDROOM FOUR 9'10 x 7'5 (3.00m x 2.26m)

Window with fitted blinds providing fabulous views.

UTILITY ROOM 7'3 x 4 (2.21m x 1.22m)

Work surface with a wall-mounted cupboard. Space and plumbing for washing machine beneath. Wall-mounted coat hooks. Tiled floor.

WC/SHOWER ROOM 7'5 x 4 (2.26m x 1.22m)

Comprising an enclosed tiled shower, wc and pedestal basin. Feature circular obscured window to the front elevation.

LOUNGE 15'6 x 14'3 (4.72m x 4.34m)

A superb centrepiece of the house with hard wood flooring throughout. Wood burner. High vaulted ceiling. Full-height glass windows to 2 elevations taking advantage of the fabulous views over Hooe, towards Hooe Lake and Plymouth. There are also views towards Dartmoor. Sliding double-glazed door opening onto a balcony. Steps, with a glass and stainless-steel balustrade and handrail, descend down to the next level.

LANDING

Hard wood flooring. Steps descend to the lower level. Doorways providing access to the accommodation.

BEDROOM ONE 16'4 x 11'8 to wardrobe rear (4.98m x 3.56m to wardrobe rear)

A generous master bedroom with windows to 2 elevations. Space for wardrobes and dressing table. Inset ceiling spotlights. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 6'6 x 5'9 (1.98m x 1.75m)

Comprising a large walk-in shower with a fixed glass screen, basin and wc with a push-button flush set into a cabinet providing storage. Mirrored bathroom cabinet. Towel rail/radiator. Panelled ceiling with spotlighting. Obscured window to the front elevation.

BEDROOM THREE 9'10 x 7'5 (3.00m x 2.26m)

Window with fitted blinds to the rear elevation providing lovely views.

FAMILY BATHROOM 8'7 x 6'7 (2.62m x 2.01m)

Comprising a bath with a mixer tap shower and a glass shower screen, wc and pedestal basin. Built-in cupboard with shelving. Inset ceiling spotlights. Fully-tiled walls, in white.

LOWER LANDING 14'3 x 5'10 (4.34m x 1.78m)

Doorway leading to outside. Window to the rear elevation with lovely views. Doorway to bedroom two. Steps descending to the entertainment room.

BEDROOM TWO 14'4 to wardrobe rear x 9'4 (4.37m to wardrobe rear x 2.84m)

Built-in wardrobes with sliding doors. Window with fitted blinds to the rear elevation with lovely views.

ENTERTAINMENT ROOM 22' x 9'7 (6.71m x 2.92m)

A superb cinema-style entertainment room. Built-in bar. Inset ceiling spotlights.

OUTSIDE

To the front, a brick-paved driveway provides off-road parking. There is an area to the side of the drive laid to chippings, pebbles and paving. A pathway runs around the side elevation to the rear. The rear garden is landscaped with areas laid to decking, paving, pebbles and artificial grass. The decked area provides superb views over the area towards Dartmoor. Sub-floor storage. Log store/storage area. Garage in a nearby bloc.

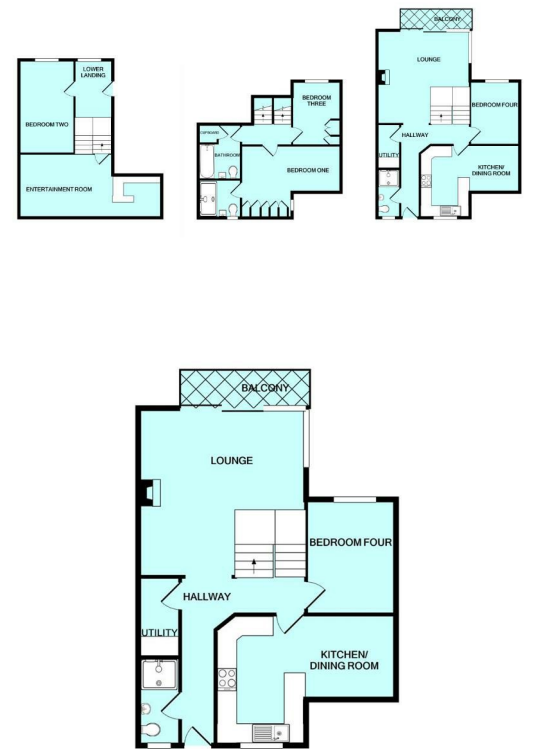
COUNCIL TAX

Plymouth City Council
Council tax band D

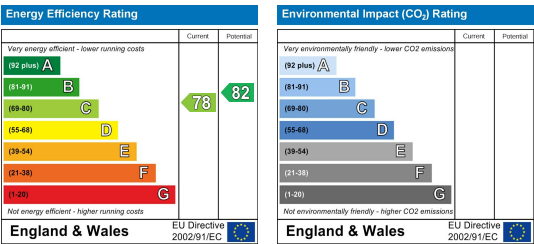
Area Map



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.