



## 15 Reddicliff Close

Hooe, Plymouth, PL9 9QJ

**£380,000**



Spend time in viewing this lovely detached family home which enjoys spacious accommodation. The property is located in a popular part of Plymstock, adjacent to the local woods and Radford Park & with convenient access to Jennycliff and Mount Batten. The accommodation briefly comprises a good-sized lounge/dining room, modern kitchen, utility porch, 4 bedrooms, including a ground floor bedroom within the converted garage & family bathroom. Off-road parking to the front & impressive-sized gardens to the rear. Double-glazing & central heating.





REDDICLIFF CLOSE, HOOE, PL9 9QJ

ACCOMMODATION

Access to the property is gained via the uPVC double-glazed double doors opening into the entrance porch.

ENTRANCE PORCH

Inner door leading into the entrance hall.

ENTRANCE HALL 7'3" x 5'1" (2.23 x 1.56)

Providing access to the ground floor accommodation. Stairs rising to the first floor accommodation. Amtico floor.

BEDROOM FOUR 8'5" x 15'11" (2.59 x 4.86)

Double-glazed window to the front elevation. Cupboard housing the gas boiler.

LOUNGE/DINING ROOM 25'2" x 12'4" (7.69 x 3.78)

A dual aspect room with a double-glazed window to the front elevation and French-style double doors to the rear. Feature free-standing wood burner set on a slate hearth. Continuation of the Amtico floor. Inset ceiling spotlights. Part-glazed inner door leading into the kitchen.

KITCHEN 12'4" x 10'9" incl kitchen units (3.77 x 3.28 incl kitchen units)

Series of matching eye-level and base units with rolled-edge work surfaces and tiled splash-backs. Inset stainless-steel one-&-a-half bowl single drainer sink unit with mixer tap. Built-in 4-ring induction hob with an electric double oven beneath. Space for a free-standing American-style fridge-freezer. Space and plumbing for dishwasher. Built-in larder cupboard. Double-glazed window to the rear elevation. Obscured double-glazed door leading to the rear utility porch.

UTILITY PORCH 8'0" x 6'7" (2.44 x 2.01)

Mono pitch polycarbonate roof. Space and plumbing for washing machine, Suitable space for a tumble dryer. Double-glazed windows to 3 elevations.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch.

BEDROOM ONE 14'5" x 8'9" (4.40 x 2.69)

Double-glazed window to the front elevation with a lovely open outlook with views over local rooftops, back towards central Plymouth and Dartmoor in the distance.

BEDROOM TWO 10'7" x 9'5" (3.24 x 2.89)

Double-glazed window to the rear elevation with an outlook onto the rear garden and the woodland beyond.

BEDROOM THREE 8'5" x 6'6" (2.58 x 2)

Double-glazed window to the front elevation with a lovely open outlook with views over local rooftops, back towards central Plymouth and Dartmoor in the distance.

BATHROOM 7'4" x 5'6" (2.24 x 1.69)

White modern suite comprising a panel bath with a mixer tap with spray attachment, tiled area surround and shower screen, sink unit with storage beneath and a low level toilet. Vertical towel rail/radiator. 2 obscured double-glazed windows, one to the side and one to the rear elevation.

OUTSIDE

To the front of the property there is an open-plan lawned area with some mature shrubs. Adjacent to this is the brick-paved driveway providing off-road parking for 2 vehicles with an EV charging point. There is access down both sides of the property leading through to the rear garden. The rear garden is enclosed by timber fencing and slopes up towards the woodland. There are paved areas adjacent to the rear of the property with steps rising to a further paved sitting area and further steps rise to the lawned garden. Within the garden there is a large timber shed and a side gate.

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

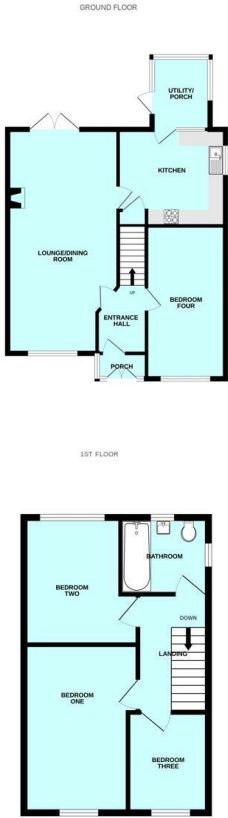
COUNCIL TAX

Plymouth City Council  
Council tax band D

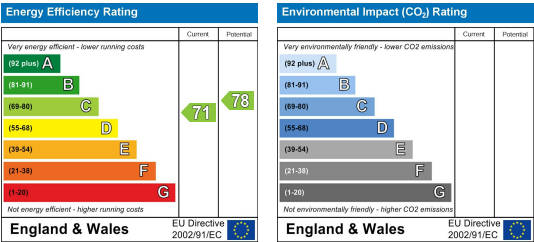
Area Map



Floor Plans



Energy Efficiency Graph



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