



44 Stamford Close

Hooe, Plymouth, PL9 9SG

£275,000



Superb opportunity to acquire this detached bungalow in a stunning setting with fabulous views over countryside towards Staddon Heights. The property is situated a short walk away from Jennycliff with its fantastic sea views and cafe. The accommodation comprises an entrance hall with a secret door leading to a workshop and utility, inner hallway, kitchen/dining room, lounge with bi-folding doors, 3 bedrooms, ensuite plus cloakroom/wc. Patio gardens with lovely views. Double-glazing. Window and door shutters. Gas under-floor heating. No onward chain.



STAMFORD CLOSE, HOOE, PL9 9SG

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL

Fitted with shoe cupboards. Attractive timber panelling including a secret door opening into a store room. Separate glazed door opening into the inner hallway.

INNER HALLWAY

Providing access to the accommodation. Storage cupboard.

LOUNGE 16'5 x 16' (5.00m x 4.88m)

A generous reception room which is dual aspect with a window with a fitted blind plus bi-folding doors with fitted shutters providing fabulous views over countryside towards Staddon Heights.

KITCHEN/DINING ROOM 15'2 x 12'9 (4.62m x 3.89m)

Fitted with a range of cabinets with work surfaces and glass display cabinets. 2 pop-up power points on the work surface. Breakfast bar. Chef Master Range-style oven. Inset stainless-steel sink. American-style fridge-freezer. Cupboard housing the gas boiler providing hot water to the kitchen and cloakroom/wc. Window with fitted blind.

BEDROOM ONE 14'10 x 9'3 (4.52m x 2.82m)

French door with window shutters providing lovely views and lead onto the patio. Inset ceiling spotlights. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM 11'2 x 6'5 (3.40m x 1.96m)

Comprising a large walk-in shower with wall-mounted controls and a glass door. Window with shutters and lovely views. Provision for the remaining suite to be fitted.

BEDROOM TWO 11'9 x 8'5 (3.58m x 2.57m)

Window with shutters and views. Double wardrobe.

BEDROOM THREE 11'5 x 6'11 (3.48m x 2.11m)

Window with shutters and views. Ceiling light. Pendant lights.

CLOAKROOM/WC 5'4 x 4'2 (1.63m x 1.27m)

Fitted with a wc with a push-button flush and basin with storage beneath. Partly-panelled walls. Obscured window.

STORE ROOM 6'10 x 5'8 (2.08m x 1.73m)

Cupboard housing the manifold for the under-floor heating. Storage shelving. Doorway leading to the utility room.

UTILITY ROOM 6'4 x 5'3 (1.93m x 1.60m)

Space and plumbing for appliances. Wall-mounted gas boiler servicing the under-floor heating and providing hot water to the ensuite shower room.

OUTSIDE

Timber gates open to the front patio which is laid to paving and provides access to the front door. The patio continues along one of the side elevations of the property, where this is an outside tap. The main area of garden is laid to paving and enjoys a fabulous position with views over countryside to Staddon Heights. There are outside power points and an automatic electric awning.

COUNCIL TAX

Plymouth City Council
Council tax band C

SERVICES

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

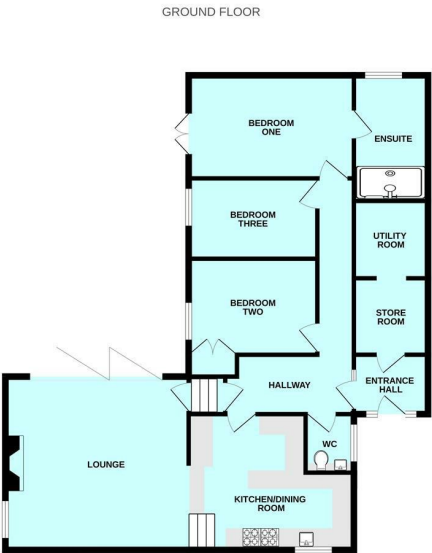
AGENT'S NOTE

There is annual service charge of £450.

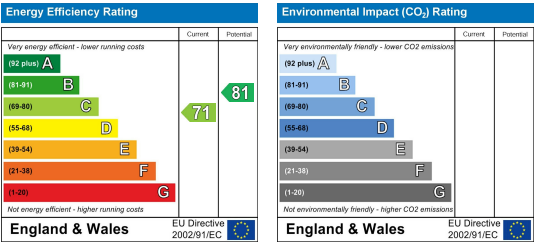
Area Map



Floor Plans



Energy Efficiency Graph



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