



## 5 Broomfield Drive

Plymstock, Plymouth, PL9 9PG

Offers In Excess Of £170,000



Semi-detached house in a popular position within Hooe, briefly comprising an entrance hall, lounge, open plan full-width kitchen/dining room, 3 bedrooms & bathroom. The property has uPVC double-glazing & gas central heating but needs modernisation/updating throughout. Gardens to the front & rear. Driveway. No chain.



## 5 BROOMFIELD DRIVE, HOOE, PLYMOUTH PL9 9PG

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL

Stairs leading to the first floor. Doorway opening into the lounge.

### LOUNGE 14'2 x 11'6 (4.32m x 3.51m)

uPVC double-glazed walk-in square bay window to the front elevation. Doorway leading to the kitchen/diner.

### KITCHEN/DINING ROOM 14'8 x 9'6 (4.47m x 2.90m)

Running the full width of the property, with base-mounted cabinets and work surface. Space for slimline dishwasher. Space for cooker. Ample space for further free-standing appliances, table and chair. 2 uPVC double-glazed windows to the rear elevation overlooking the garden. Wall-mounted gas boiler. Under-stairs cupboard with shelving housing the gas and electric meters. uPVC obscured double-glazed door to the side elevation leading to outside.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. uPVC double-glazed window to the side elevation. Loft hatch.

### BEDROOM ONE 14'10 x 9 (4.52m x 2.74m)

uPVC double-glazed walk-in bay window.

### BEDROOM TWO 9'6 x 8'7 (2.90m x 2.62m)

uPVC double-glazed window to the rear elevation overlooking the garden.

### BEDROOM THREE 6'9 x 5'6 (2.06m x 1.68m)

uPVC double-glazed window to the front elevation.

### BATHROOM 5'9 x 5'2 (1.75m x 1.57m)

White suite comprising bath with mixer tap shower, rail and curtain, wc and pedestal wash handbasin. Partly-tiled in white. uPVC obscured double-glazed window to the rear elevation.

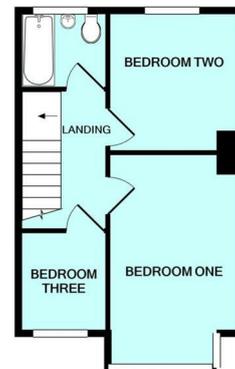
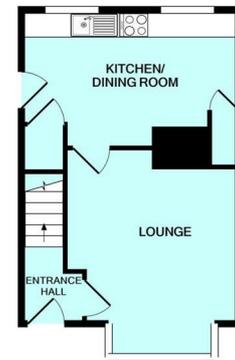
### OUTSIDE

Gardens to the front and rear. Driveway. The rear enjoys a southerly aspect.

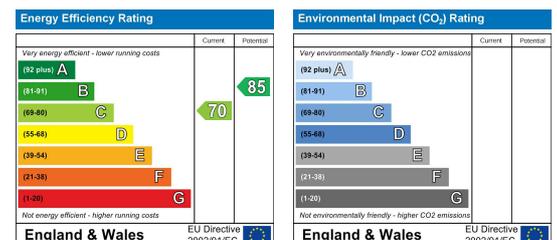
### Area Map



### Floor Plans



### Energy Efficiency Graph



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