



## 47 Pollard Close

Hooe, Plymouth, PL9 9RR

**£375,000**



Superbly-presented detached house situated in this highly popular position within the village of Hooe. The accommodation briefly comprises an entrance hall with downstairs cloakroom/wc, reception/dining hall, lounge, kitchen plus a formal dining room, which could be utilised as a ground floor 4th bedroom. On the first floor there are 3 bedrooms and a bathroom. Next to the property is a detached garage with a store room beneath. There are gardens, driveway, double-glazing & central heating.



POLLARD CLOSE, HOOE, PL9 9RR

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 6'5 x 5'6 (1.96m x 1.68m)

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

DOWNSTAIRS CLOAKROOM/WC 6'3 x 3'3 (1.91m x 0.99m)

Fitted with a wc and wall-mounted basin. Tiled floor. Obscured window to the front elevation.

RECEPTION/DINING HALL 11'8 x 9'11 (3.56m x 3.02m)

Ample space for dining table and chairs. Built-in cupboard. Window with a fitted blind to the side elevation. Access to the remaining ground floor accommodation.

LOUNGE 16'6 x 10'6 (5.03m x 3.20m)

French doors with a fitted blind to the side elevation.

KITCHEN 12'1 x 7'4 (3.68m x 2.24m)

Range of base and wall-mounted cabinets with matching fascias and work surfaces. Inset stainless-steel one-&-a-half bowl single drainer sink unit. Space for cooker. Space for washing machine. Space for fridge-freezer. Tiled floor. Window to the rear elevation. Partly glazed door leading to outside.

FORMAL DINING ROOM/OPTIONAL 4TH BEDROOM 16'4 x 7'5 (4.98m x 2.26m)

Window with a fitted blind to the front elevation.

FIRST FLOOR LANDING 9'11 x 6'4 max dimensions (3.02m x 1.93m max dimensions)

Providing access to the first floor accommodation. Window with a fitted blind to the side elevation. Loft hatch. Cupboard housing the gas boiler.

BEDROOM ONE 12'9 x 11'8 at widest point (3.89m x 3.56m at widest point)

Window with a fitted blind to the front elevation. Recessed double wardrobe.

BEDROOM TWO 12'4 x 9'11 (3.76m x 3.02m)

Window with a fitted blind to the rear elevation. Recessed wardrobe.

BEDROOM THREE 9'1 x 8'1 (2.77m x 2.46m)

Window with a fitted blind to the rear elevation. Recessed single wardrobe.

BATHROOM 7'9 x 6'4 (2.36m x 1.93m)

Comprising a bath with a shower over, rail and curtain, wc and basin. Chrome towel rail/radiator. Fully-tiled walls.

GARAGE 16'10 x 9'6 (5.13m x 2.90m)

Remote door to the front elevation. Fuse box. Power and lighting.

STORE ROOM 12'2 x 8'10 (3.71m x 2.69m)

Power. Limited head height.

OUTSIDE

To the front there is a brick-paved driveway with a matching path continuing to the main front entrance. A small drive laid to brick pavers precedes the garage. There is an area laid to artificial grass. A pathway through a timber gate provides access to the rear garden. The gardens to the rear and side elevations are mainly laid to lawn together with shrub and flower beds plus a slate chipping pathway.

COUNCIL TAX

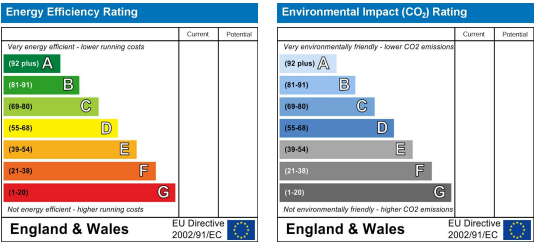
Plymouth City Council  
Council tax band D

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 firms employment has the authority to make or give any representation or warranty in respect of the property.