



## 27 Limeburners Road

Hooe, Plymouth, PL9 9FL

£275,000



Superbly-presented semi-detached house situated in this highly sought-after position close to Hooe Lake. The accommodation briefly comprises an entrance hall leading to a fitted kitchen, downstairs cloakroom/wc plus an open-plan living room, which opens onto a landscaped southerly-facing rear garden. On the first floor are 2 double bedrooms, family bathroom & master ensuite shower room. Drive & garage. Double-glazing & central heating.



**LIMEBURNERS ROAD, HOOE, PLYMSTOCK, PLYMOUTH PL9**

**ACCOMMODATION**

Front door opening into the entrance hall.

**ENTRANCE HALL 8'5 x 3'8 max width (2.57m x 1.12m max width)**

Providing access to the ground floor accommodation. Recessed cupboard also housing the boiler and consumer unit.

**KITCHEN 9'11 x 6'1 (3.02m x 1.85m)**

Recently re-fitted with a range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Inset one-&-a-half bowl single drainer sink unit. Built-in double oven and grill. Inset hob. Integral fridge and freezer. Integral washing machine. Concealed work-top lighting. LED plinth lighting. Suspended bay window with a fitted blind to the front elevation.

**DOWNSTAIRS CLOAKROOM/WC 5'1 x 2'11 (1.55m x 0.89m)**

Fitted with a wc and a corner-style pedestal basin with a tiled splash-back.

**LIVING ROOM 18'11 x 12'10 (5.77m x 3.91m)**

An open-plan living room with ample space for seating and dining. Stairs rising to the first floor. Open-plan area beneath. French doors with windows either side leading to the landscaped rear garden.

**FIRST FLOOR LANDING**

Providing access to the first floor accommodation. Loft hatch.

**BEDROOM ONE 12'10 x 11'11 max dimensions, wall-to-wall (3.91m x 3.63m max dimensions, wall-to-wall)**

Situated to the rear of the property. Window with a fitted blind to the rear. Built-in wardrobes with sliding mirrored doors. Over-stairs cupboard. Doorway opening into the ensuite shower room.

**ENSUITE SHOWER ROOM 6'2 x 5'4 (1.88m x 1.63m)**

Comprising an enclosed shower with waterproof panelling and a glass shower screen, pedestal basin with a matching splash-back and wc.

**BEDROOM TWO 12'11 x 8'4 (3.94m x 2.54m)**

Window to the front elevation plus a walk-in suspended bay window also to the front elevation providing lovely views over Hooe Lake.

**BATHROOM 6'9 x 6'2 max dimensions (2.06m x 1.88m max dimensions)**

Comprising bath with a tiled area surround and a mixer tap rinsing attachment, wc and pedestal wash basin with a tiled splash-back.

**GARAGE 19'7 x 10'2 (5.97m x 3.10m)**

Up-&-over-style door to the front elevation. Pitched roof providing some overhead storage. Fitted bench to the rear. Power and lighting. Side access door opening into the rear garden.

**OUTSIDE**

A driveway precedes the garage. The front garden is laid to chippings. A covered canopy with an outside light protects the main front entrance. The rear garden, which enjoys a southerly aspect, has been landscaped with a stone paved patio together with an artificial lawn, retained shrub bed and bordering beds to the patio. Outside light.

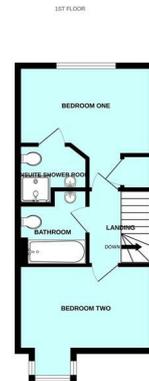
**COUNCIL TAX**

Plymouth City Council  
Council tax band C

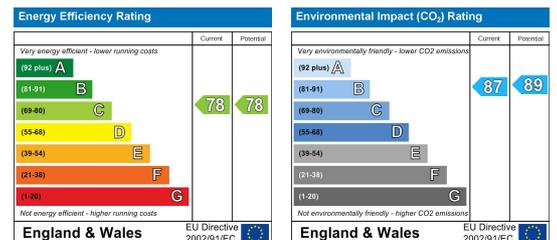
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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