



## 41 Honicknowle Lane

Pennycross, Plymouth, PL2 3QT

£335,000



Extremely spacious detached bungalow set within a generous plot with accommodation briefly comprising an entrance hall, lounge, separate dining room, kitchen, 2 generous double bedrooms, shower room & additional cloakroom/wc. The gardens have been hard landscaped for ease of maintenance. Driveway & detached garage with remote door. Timber shed. Double-glazing & central heating. No onward chain.



## HONICKNOWLE LANE, PENNYCROSS, PL2 3QT

### ACCOMMODATION

Front door opening into the hall.

### ENTRANCE HALL 14'2 x 5'9 (4.32m x 1.75m)

Providing access to the accommodation. Recessed cupboard housing the electric meter and consumer unit. Coat hooks.

### LOUNGE 16'4 x 12'6 (4.98m x 3.81m)

A dual aspect room with windows with fitted blinds to the rear and side elevations. Chimney breast with fireplace.

### DINING ROOM 14'4 x 13' (4.37m x 3.96m)

A dual aspect room with a window with fitted blinds to the side elevation with lovely views and French doors to the rear overlooking and opening onto the garden. Chimney breast with fireplace. Doorway through to the kitchen.

### KITCHEN 10'7 x 8'10 (3.23m x 2.69m)

Range of base and wall-mounted cabinets with modern fascias, work surfaces and tiled splash-backs. Stainless-steel single drainer sink unit. Space for free-standing fridge-freezer. Space and plumbing for washing machine. Dual aspect with windows with fitted blinds to the side and rear elevations. Doorway opening into a rear porch.

### REAR PORCH

uPVC double-glazed. Further doorway leading to outside.

### BEDROOM ONE 16' into bay x 11'9 (4.88m into bay x 3.58m)

Bay window to the front elevation. Chimney breast with tiled fireplace and hearth.

### BEDROOM TWO 13'7 x 13' (4.14m x 3.96m)

Dual aspect with windows with fitted blinds to the front and side elevations.

### SHOWER ROOM 11'3 x 6'8 max dimensions (3.43m x 2.03m max dimensions)

Large walk-in shower with a fixed glass screen, basin and wc. Chrome towel rail/radiator. Built-in boiler cupboard featuring a Worcester gas boiler. Waterproof panelling to the walls. Obscured window to the side elevation

### CLOAKROOM/WC 5'11 x 2'11 (1.80m x 0.89m)

Fitted with a wc with a cistern-top basin. Waterproof panelling to the walls. Obscured window to the side elevation.

### DETACHED GARAGE 19' x 8'6 (5.79m x 2.59m)

Remote door to the front elevation. Power and lighting.

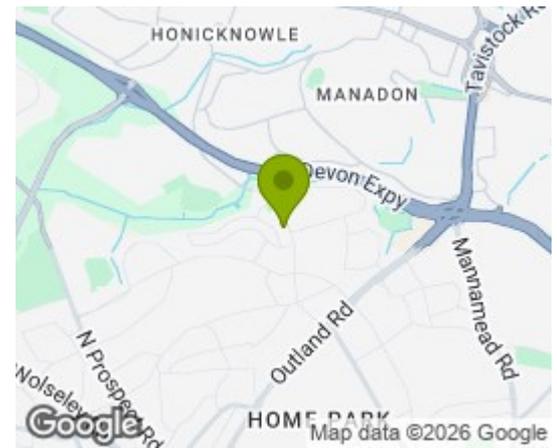
### OUTSIDE

The bungalow is set within generous grounds which have been hard landscaped for ease of maintenance. To the front, there are areas laid to chippings plus a tarmac driveway provides off-road parking. The drive continues alongside the bungalow providing further off-road parking and access to the detached garage. The rear garden is a mixture of brick-paving, slate chippings and artificial grass, plus additional Cotswold-style chippings. There is a timber shed, an outside tap and a paved patio area running along some of the rear elevation and side elevation.

### COUNCIL TAX

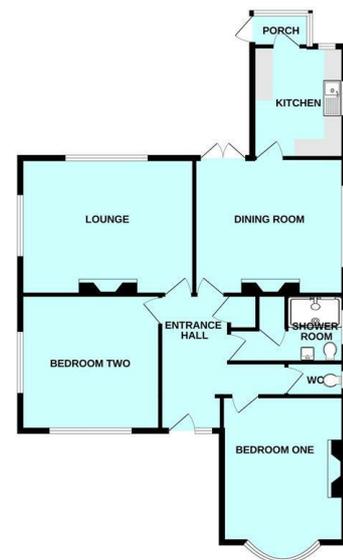
Plymouth City Council  
Council tax band C

## Area Map



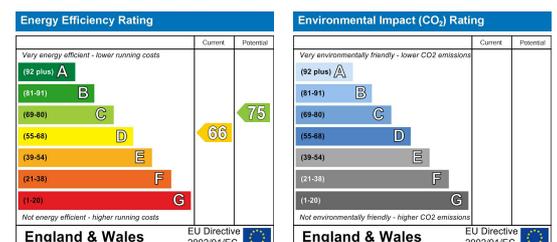
## Floor Plans

GROUND FLOOR



Made with Mergin CAD

## Energy Efficiency Graph



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