



42 Lockington Avenue, Hartley, Plymouth, Devon, PL3 5QG



## Offers Over £400,000



Situated in a prime residential area of Hartley, close to Mannamead, with a good variety of amenities, local services and schools nearby is this link-detached four/five-bedroom house offering versatile living accommodation throughout.

The property has undergone several upgrades under its current ownership and benefits from a brand-new roof less than 6 months old as well as a new garage roof in the last year.

The accommodation is arranged over three floors and comprises on the ground floor of a porch, entrance hall, downstairs family room/bedroom, utility room and shower room making this floor versatile to suit any family's needs. The family room which is currently being used as a games room has 2 large built-in cupboards,

A central staircase leads up to the first floor where there is a spacious, light and airy living room which in turn has a lovely flow into the modern kitchen which is complete with a modern range of wall and base units, built in dishwasher, fridge, freezer, electric hob and oven and grill. The property was extended 10 years ago to create a lovely dining room which has patio doors providing direct access to the rear garden. Also on the first floor is bedroom 4.

The top floor of this wonderful family home hosts the master bedroom boasting elevated views of the nearby valley and a built-in wardrobe. Bedroom 2 also with a built-in wardrobe, bedroom 3 and a modern shower room complete this floor.

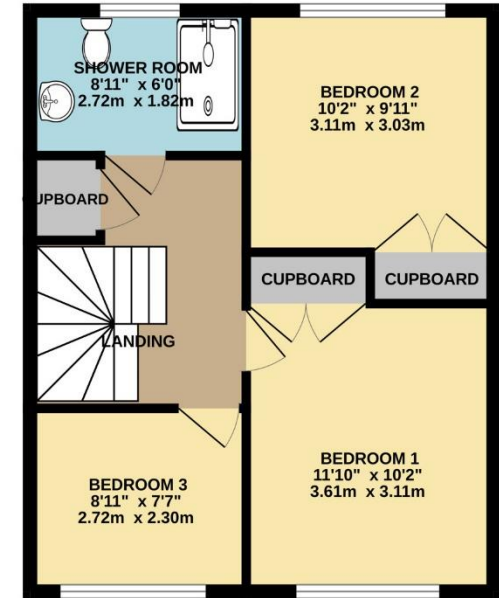
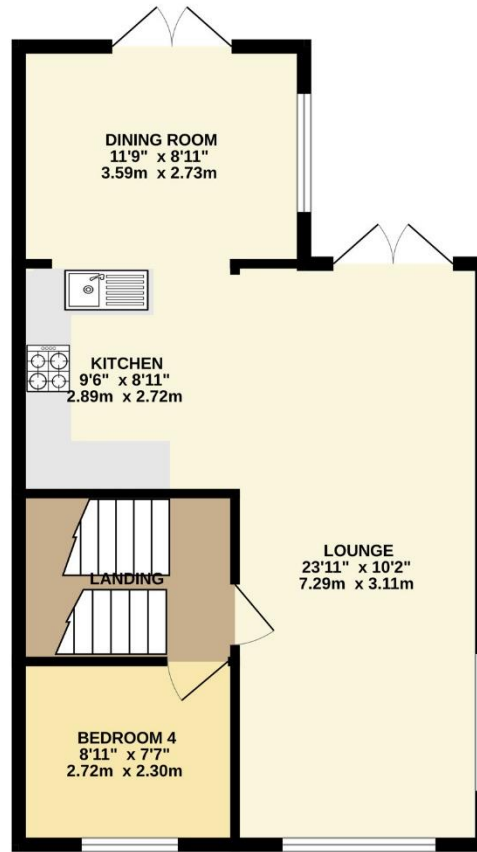
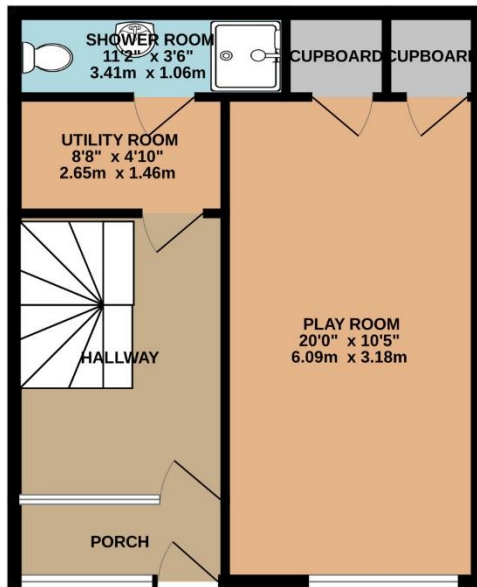
Externally the lovely landscaped rear garden which is accessed via the dining room or lounge is laid to lawn, whilst its tiered design takes you to the top-level decked area.

To the front there is a block paved driveway providing ample off-road parking as well as a single garage with power.



To view this property call Lang Town & Country Estate Agents on 01752 256000.





TOTAL FLOOR AREA : 1468 sq.ft. (136.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Lang Town & Country  
 6 Mannamead Road  
 Mutley  
 Plymouth  
 PL4 7AA  
 Tel: 01752 256000  
 Email: [property@langtownandcountry.com](mailto:property@langtownandcountry.com)

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