



44 Torr Lane, Hartley, Plymouth, Devon, PL3 5NZ



## Offers Over £525,000



Lang Town and Country are delighted to offer this classic 1930's, semi detached family home, which has been recently renovated, including a new kitchen and bathroom, new carpets, new Viessman combi boiler, new radiators downstairs including a plinth heater in the seating area. Located in the fantastic residential area of Hartley is this beautifully presented and spacious four-bedroom semi-detached family home, offering a garage, extended driveway, and a good-sized garden to the rear.

Upon entering the property through the main front door into the vestibule you will find another door into the spacious hallway with gorgeous flooring, which is the theme throughout the ground floor. Doors lead off to rooms and stairs lead up to the first floor as well as access to a refurbished downstairs WC.

To the front of the property is the main living room with a bay window and a benefit of a multi fuel burner. Through the sliding doors you enter the dining room/second reception room which is a fantastic size and enjoys an outlook to the rear over the rear garden. Within the dining room there is a gorgeous original cupboard. The well-appointed kitchen/Breakfast room is fitted with a range of base units with work surfaces over, additional wall cupboard and central island with a breakfast bar. This dual aspect room has double doors at the end of the room leading to a secluded raised deck with access to the stunning rear garden.

A side door from the kitchen leads into a side lobby, with access to the garden and a side alleyway to the front of the property. Also, off the lobby there are two useful cupboards and access to a utility room, from the utility room there is a separate WC.

On the first floor there are four bedrooms, and a stunning family bathroom comprising a bath, separate shower room, wash hand basin and low flush W.C, there are contemporary tiled walls and built in storage.

Externally as mentioned there is an extended driveway and access to the garage and the side alley way. The walled rear garden is a good size with a raised decked area, with steps leading to the level lawn area with some raised beds , a variety of shrubs and bushes and recent fencing.

We would recommend an early viewing to appreciate this fabulous family home situated in arguably, one of Plymouth's most sought-after residential areas.

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

[www.langtownandcountry.com](http://www.langtownandcountry.com)

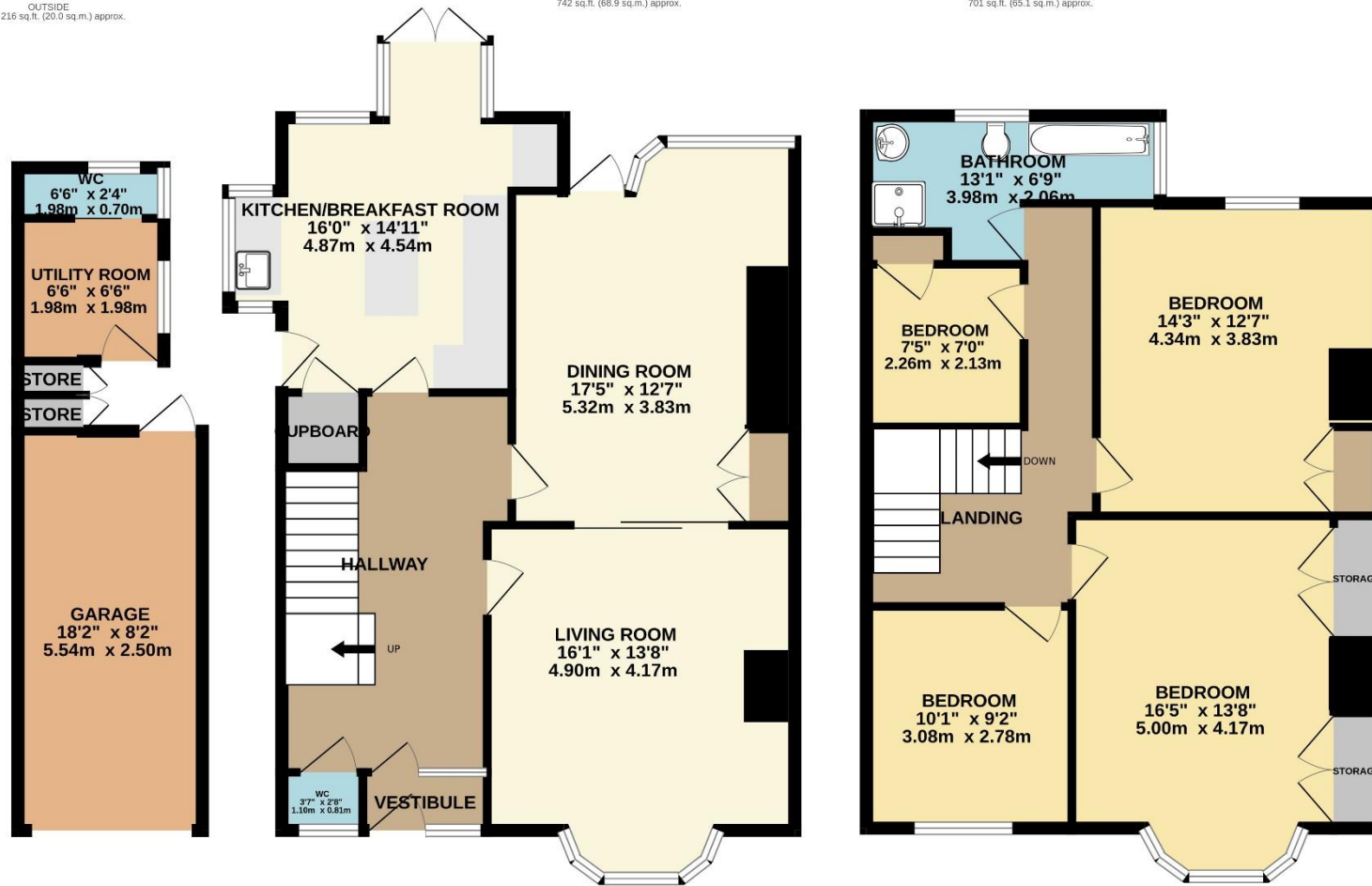




OUTSIDE  
216 sq.ft. (20.0 sq.m.) approx.

GROUND FLOOR  
742 sq.ft. (68.9 sq.m.) approx.

1ST FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 1658 sq.ft. (154.0 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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