



14 Hill Lane, Hartley, Plymouth, Devon, PL3 5QX





# Guide Price £525,000



Lang Town and Country are delighted to offer this beautiful home situated in Hartley, one of the most sought-after residential locations in Plymouth. Backing on to Hill Lane Tennis Club, this 1930s home assumes a perfect central position close to desirable schooling, popular parks, easy access to the A38 intersection, Derriford and Nuffield hospitals, the University of Plymouth and the city centre.

This traditional semi-detached residence has undergone considerable improvement yet still includes many period features. The accommodation on the ground floor comprises an enclosed entrance porch with ceramic tiles, a hallway with Brazilian slate floor, feature column radiator, superb stained-glass windows and a cloakroom/WC. This floor also includes a sitting room with engineered oak flooring, a feature fireplace with a fully functional open fire, and a semi-circular leaded bay window with insert stain glass. The open plan kitchen dining room is a fabulous feature of the property and incorporates a range of modern white high gloss units, butcher's block work surfaces, an inset sink, breakfast bar and dining table, and integrated appliances, together with Brazilian slate flooring. Tri-folding doors provide access to the rear garden and there is also a separate utility area.

On the first floor, there are three double bedrooms and a single. There is a remodelled bathroom with a wet room, shower, wash basin, bath and ceramic tiles. The master bedroom is of considerable size and has a semi-circular leaded light bay window. Bedroom four is currently used as a walk-in wardrobe and benefits from an adjoining closet with fitted shelving. Bedroom two has beautiful views over Hill Lane Tennis Club and out towards Dartmoor. Bedroom three is in use as a study at present but has ample room for a double bed, engineered oak flooring and also benefits from views across the tennis club and moorland beyond.

## Outside

There is an extensive block paved driveway to the front and side of the property, this is enclosed by hedging and a metal gate and offers parking for several vehicles. There is a garage with a recently fitted door, double-glazed window, power and lighting.

The rear garden has been beautifully landscaped and comprises a block paved patio with a purpose-built log store, with steps leading down to a lower garden with a large patio area/dining and sunbathing area, well-stocked but low maintenance borders, a shed and a solid wood pergola. The garden also features cedar wood and larch fencing, installed, and maintained to a high standard. The shed and lower patio have power and lighting, and there is also an outside tap.

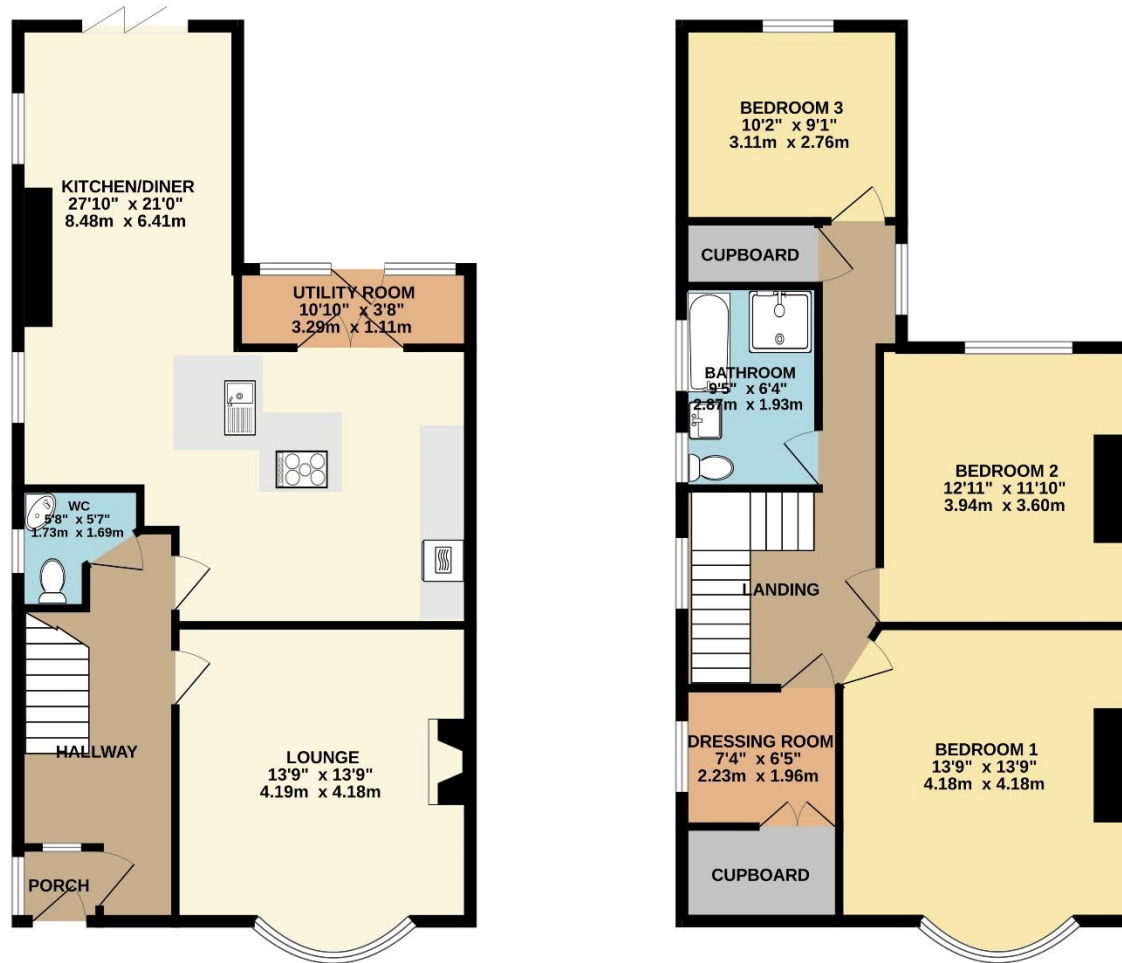
We would recommend an early internal viewing to appreciate this stunning home in a superb location.



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







TOTAL FLOOR AREA: 1480 sq.ft. (137.5 sq.m.) approx.

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