



16 Corfe Avenue, Hartley, Plymouth, Devon, PL3 5SQ

£315,000

Tucked away in the peaceful and popular residential area of Hartley Vale, this charming newly renovated three-bedroom home offers a perfect blend of comfort, practicality, and style across two well-proportioned floors.

Upon entering, you're welcomed into a bright and airy hallway that sets the tone for the rest of the property. To the right, the spacious lounge provides a cozy yet versatile living space with a newly fitted wood burner, ideal for relaxing evenings or entertaining guests. Large windows flood the room with natural light, enhancing the warm and inviting atmosphere.

Continuing through, the heart of the home reveals itself in the generous kitchen/diner with a brand-new kitchen fitted with solid counter worktops, integrated fridge/freezer, Bosch oven and grill, corner pantry cupboard, 1 and half sink with drainers and a 5-ring induction hob. Thoughtfully designed for both everyday family meals and lively dinner parties, this area combines functionality with a social layout. Beyond the kitchen, a charming conservatory opens to the rear sunny, south facing garden, offering a peaceful retreat for morning coffee or quiet afternoons. The garden has been completely re-landscaped to include a larger patio with steps down to the artificial lawned section making it an easy to maintain garden. A convenient ground floor WC is tucked away just off the kitchen, adding to the home's practical appeal.

Upstairs, the first floor offers three well-sized bedrooms. The primary bedroom providing ample space for a king-sized bed and additional furniture. Bedroom two is equally spacious, making it perfect for a guest room or children's bedroom, while the third room could serve as a nursery, single room, home office, or study. A luxury shower room serves the upper level, conveniently located off the landing, and an upstairs cupboard provides handy storage.

Being offered to the market chain free this home strikes an ideal balance between space and easy maintenance. To the front there is ample parking with a driveway leading to a single garage and plenty of parking to the front for off road parking.

Whether you're stepping onto the property ladder, upsizing, or simply looking for a change of pace, this property has all the elements of a welcoming and functional family home.

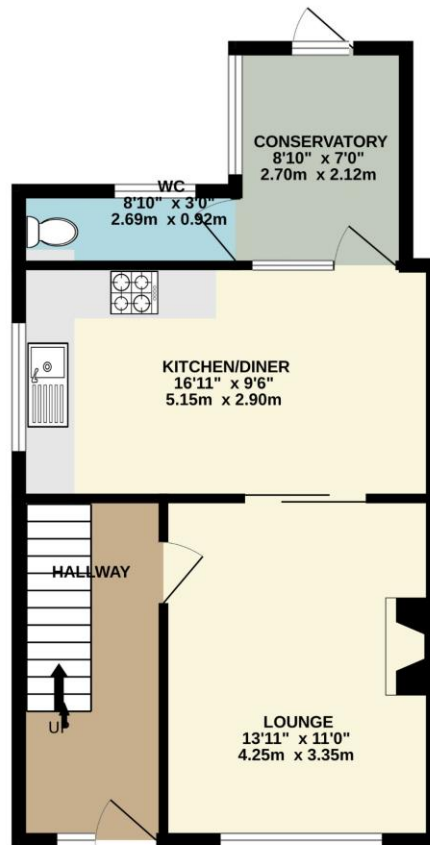
To view this property call Lang Town & Country Estate Agents on **01752 256000**.

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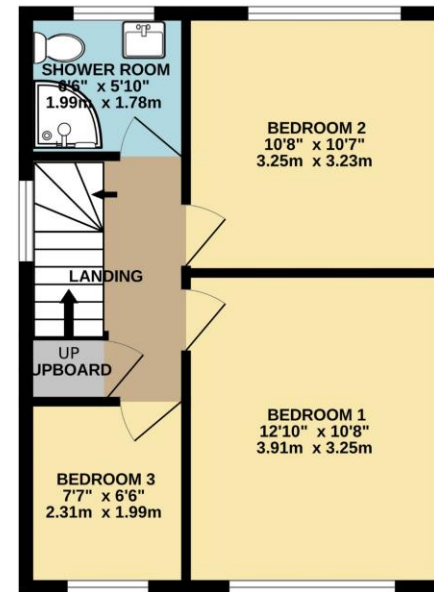




GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



FIRST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 881 sq.ft. (81.9 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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