



20 Sir Leonard Rogers Close, Mannamead, Plymouth, Devon, PL3 5AQ



Price £375,000



Situated in the heart of a private development in Mannamead, this home offers contemporary, energy efficient living, whilst still located in one of Plymouth's most prestigious and accessible residential locations. Set within the historic grounds of the former Hartley House, once the residence of Major General Sir Leonard Rogers, a renowned physician and medical pioneer; this home sits in the aptly named Sir Leonard Rogers Close, a quiet cul-de-sac that pays tribute to its heritage. The property is located within one of the City's most favoured residential area within walking distance to an undeniable popular primary school, open green spaces of Hartley Park and local amenities of Henders Corne

Upon entering, the entrance hall boasts stylish wood-effect flooring and an oak handrail that leads upstairs. The spacious open-plan living room is accessed from here, which flows effortlessly into the contemporary kitchen and dining area, perfect for a modern lifestyle.

The kitchen is a standout feature, with sleek cabinetry, Silestone worktops, and a full range of integrated appliances including oven, microwave, hob, fridge/freezer, washer dryer, and dishwasher adds to the convenience. Floor-to-ceiling bi-folding doors open onto the rear garden, wonderfully adept to alfresco living.

Upstairs, the main bedroom offers a view over the garden, with a modern en-suite shower room, finished with full-height tiling and quality fittings. The second bedroom is a generous double with a bright westerly outlook, while the third bedroom, a large single, also overlooks the garden. A stylish family bathroom completes the first floor, completed to a high-specification.

The garden is perfectly level with a resin patio ideal for entertaining and a fully enclosed lawn, which is westerly facing benefits from afternoon sun.

Additional features include driveway parking for two vehicles, electric vehicle charging port, powder-coated aluminium double glazing, and an attractive rendered exterior, whilst solar panels further boost the eco-credentials of the home.

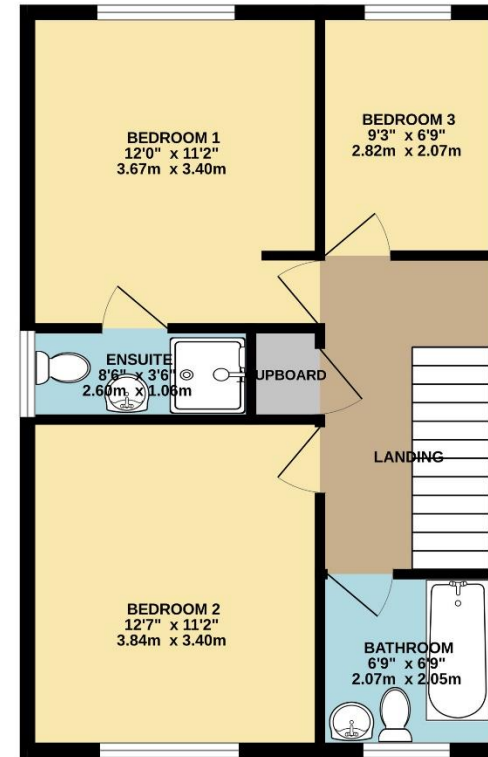
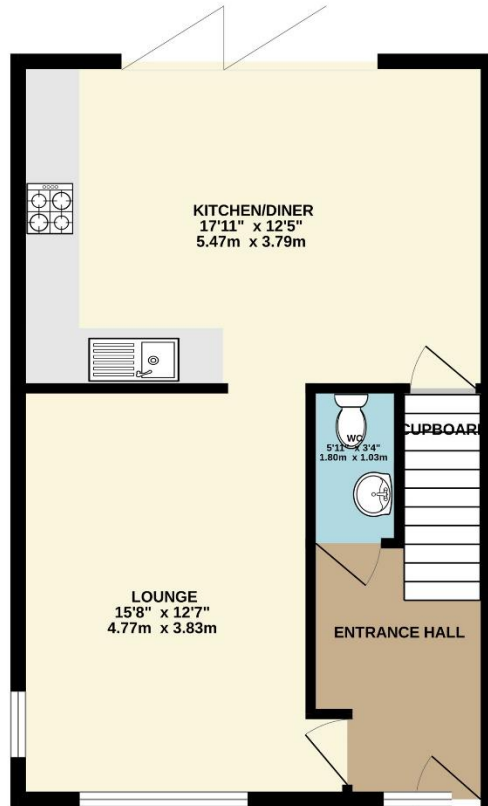
Agents Note: The development is run by a management company and there is a yearly charge for the maintenance and upkeep of the estate of £343 per annum. The details of which should be confirmed by your solicitor.



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

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TOTAL FLOOR AREA : 1008 sq.ft. (93.7 sq.m.) approx.

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