



LANG TOWN
& COUNTRY

15 The Drive, Hartley, Plymouth, Devon, PL3 5SU

LANG TOWN
& COUNTRY
SALES

Guide Price £700,000



Set on the former site of the local fire station, this most spacious detached residence—built circa 1958 as a unique, architect-designed home—offers exceptionally generous, light-filled accommodation that has been thoughtfully renovated and modernised to a high standard in recent years.

Beautifully positioned within a prime and established residential area of Hartley, and close to the amenities of nearby Mannamead, the property enjoys convenient access to well-regarded schools, parks, local shops and services. Excellent transport links place the city centre and major routes within easy reach, making this an ideal home for both families and commuters.

The ground floor welcomes you with a wide entrance porch leading into a large reception hall, complete with a practical walk-through cloakroom and downstairs WC, and a study/ bedroom. The spacious lounge features a charming bow window with views of the southerly facing rear garden, while the separate semi open plan kitchen/ dining room also enjoys a bright outlook over the gardens. The kitchen area is fully fitted with a range of base units with contemporary worksurfaces, and matching wall cupboards and an impressive central island. There is also a useful utility room on this level.

The first floor has been reconfigured, with three, generous double bedrooms, two dressing rooms, a 'Jack and Jill' shower room and a stunning family bathroom.

Occupying a distinctive triangular-shaped plot—broad at the front and tapering towards the rear—the property offers superb kerb appeal with an attractive frontage, a semi-circular double entrance driveway, ample off-road parking, an integral garage and an adjoining carport. Side access on both sides leads to the enclosed, southerly facing rear garden, providing a private and sunny outdoor space.

The property has the added benefit of an electric car charging point, and potential for a loft conversion, subject to the necessary permissions.

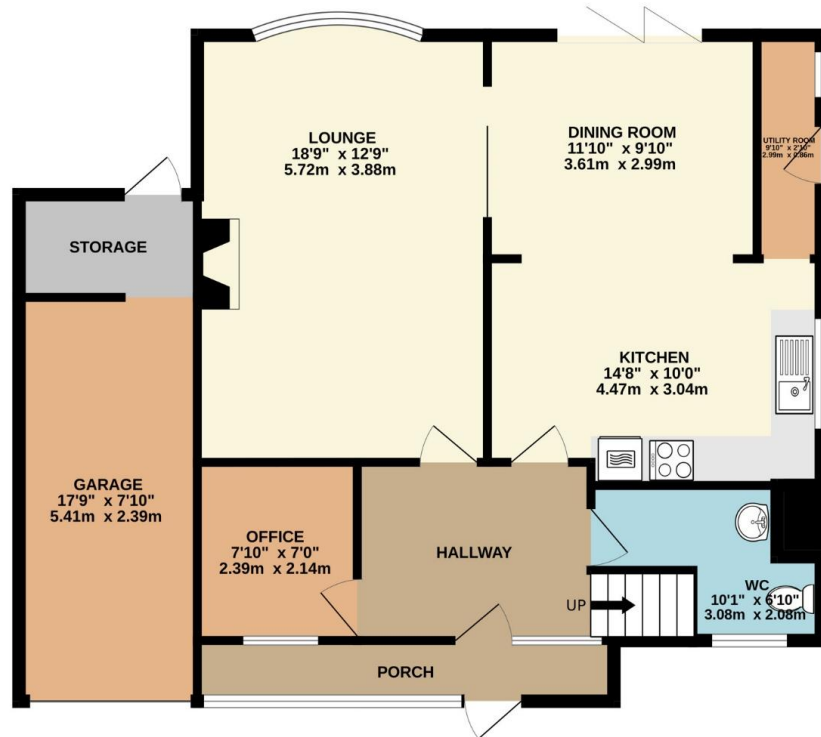
A rare opportunity to acquire an individually designed and beautifully improved home in one of Hartley's most sought-after settings.



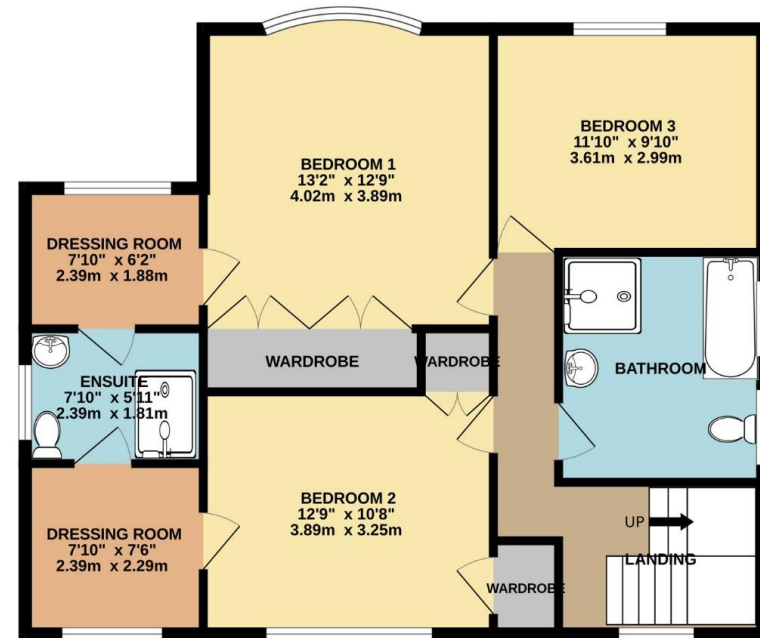
To view this property call Lang Town & Country Estate Agents on **01752 256000**.



GROUND FLOOR
943 sq.ft. (87.6 sq.m.) approx.



1ST FLOOR
811 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 1754 sq.ft. (163.0 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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