



41 Glentor Road

Hartley, Plymouth, PL3 5TP

£445,000



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GLENTOR ROAD, HARTLEY, PLYMOUTH, PL3 5TP

ACCOMMODATION

Entrance via a uPVC double glazed twin front doors with obscure glazed panels opens up into the entrance porch.

ENTRANCE PORCH

7'6" x 2'5" (2.3m x 0.76m)

Tiled floor. Wooden stained glass obscure glazed door with stained glass obscure glazed panels either side which opens up into the entrance hall.

ENTRANCE HALL

16'3" x 7'6" (4.96m x 2.3m)

Staircase rising to the first floor landing with door to storage cupboard under. Doors leading off through to the cloak room, lounge, dining room and kitchen. Dado rail.

CLOAKROOM

3'11" x 2'9" (1.21m x 0.84m)

Matching suite of close coupled WC and wall mounted wash hand basin with tiled splash back. Obscure uPVC double glazed window to the side.

LOUNGE

14'8" x 13'7" into the bay (4.48m x 4.15m into the bay)

Feature fireplace with tiled hearth, mantle and surround and inset living flame gas fire. uPVC double glazed bay window to the front. Picture rail. Coving.

DINING ROOM

13'3" x 12'7" (4.06m x 3.85m)

Feature fireplace with tiled hearth, mantle and surround and open grate. Exposed wooden floor boards. Picture rail. Square arch opens up to the garden room with single glazed wooden windows either side looking into the garden room.

GARDEN ROOM

10'11" x 9'6" (3.33m x 2.9m)

Glazed roof over with uPVC double glazed sliding patio door opening up out to the rear garden. Tiled floor. Obscure single glazed window to the side. Wooden door with glazed panels opens up into the kitchen.

KITCHEN

17'0" x 8'5" widening to 11'3" (5.19m x 2.57m widening to 3.43m)

The kitchen can be accessed off the entrance hall and also from the garden room. Matching base and wall mounted units to include fitted twin oven and dishwasher. Space for upright fridge and freezer. Roll edge laminate work surface with inset four ring gas hob and filter hood over and a one and a half bowl sink unit with a mixer tap. Breakfast bar. Two uPVC double glazed windows to the side. Access hatch to roof void. Wooden door with glazed panels opens up into the outer porch.

OUTER PORCH

3'3" x 2'11" (1m x 0.9m)

Doors leading off to a larder storage cupboard and a utility cupboard. uPVC double glazed door opens out to the rear garden.

UTILITY CUPBOARD

4'2" x 2'11" (1.28 x 0.89m)

Plumbing for washing machine. uPVC double glazed window to the rear. Option to stack potential tumble dryer on top of washing machine.

FIRST FLOOR LANDING

12'3" x 8'2" max (3.75m x 2.5m max)

Access hatch to roof void. A sash style wooden obscure leaded light window to the side.

BEDROOM ONE

15'1" x 10'10" max (4.61m x 3.32m max)

Fitted wardrobes running along one wall with hanging rail and shelving. uPVC double glazed bay window to the front. Picture rail.

BEDROOM TWO

13'5" x 12'11" (4.09m x 3.96m)

Fitted storage cupboard with overhead storage units to one chimney breast recess. Picture rail. uPVC double glazed window to the rear overlooking the garden.

BEDROOM THREE

9'1" x 8'3" max (2.78m x 2.54m max)

To include an array of fitted bedroom furniture with wardrobe and overhead storage units. Picture rail. uPVC double glazed window to the front.

BATHROOM

8'3" narrowing to 4'8" x 9'2" narrowing to 6'1" (2.53m narrowing to 1.44m x 2.81m narrowing to 1.87)

'L' shaped bathroom with matching suite comprising panelled bath with mixer shower attachment, separate shower cubicle with fitted shower, close coupled WC and pedestal wash hand basin. Part tiled walls. Obscure uPVC double glazed window to the rear and to the side. Tiled effect laminate wood flooring.

EXTERNALLY

The property is approached via a tarmac driveway allowing off road parking for three vehicles at least to the fore of the garage. The front garden is laid to lawn with a stone chip border running along three sides with some inset shrubs and plants. A couple of steps lead up to the front door. To the rear, an enclosed garden with a courtesy gate giving access to the drive way. Door to a coal bunker. Crazy paved patio seating area with a crazy paved path which bi sects the garden leading down towards the rear section. This is bordered on two sides by a section of lawn and also a vegetable patch. Wooden built greenhouse. Brick built barbecue. Towards the rear boundary are four raised vegetable planters with a selection of fruit trees.

GARAGE

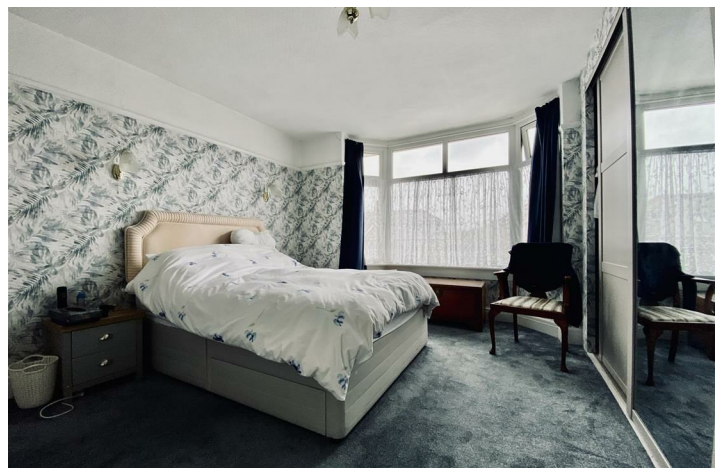
17'5" x 9'8" (5.31m x 2.97m)

Recently fitted new garage up and over front door. Light and power available. Single glazed window to the side.

AGENT'S NOTE

Tenure - Freehold.

Plymouth City Council - Band E.



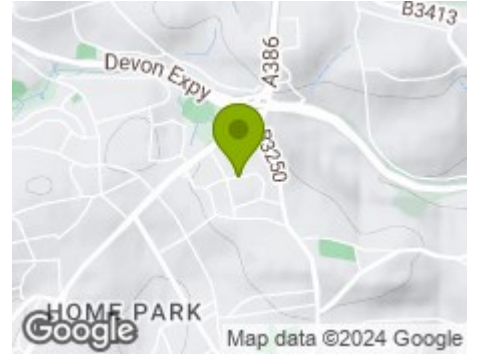
Road Map



Hybrid Map



Terrain Map



Floor Plan

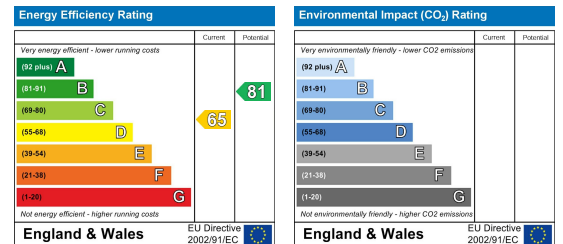


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Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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