



1 Burleigh Manor

Hartley, Plymouth, PL3 5NT

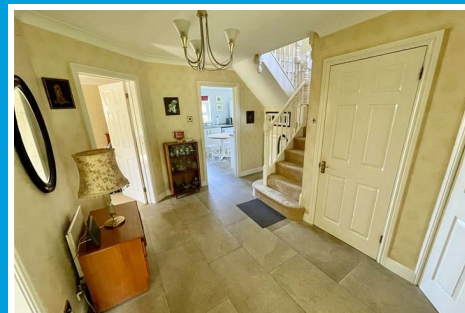
Guide Price £650,000



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BURLEIGH MANOR, HARTLEY, PL3 5NT

THE PROPERTY

Built in the 1990's by Clarke Quality Homes and owned for some 18 years. Looked after and upgraded and providing a most spacious and well proportioned modern detached residence. Having the benefit of uPVC double glazing and gas fired central heating with a Worcester boiler. Comprising porch, entrance lobby, spacious reception hall, good size study, downstairs WC, separate dining room, large lounge, substantial conservatory, kitchen/breakfast room and useful utility room. At first floor, five bedrooms, the master and guest bedrooms with ensuite shower rooms and a family bathroom/WC. Parking for three vehicles, double garage, gardens to the front and southerly facing to the rear. Vacant, no onward chain.

LOCATION

Set in this prime residential development of Burleigh manor set within the popular established and sought after area of Hartley. The position is convenient for access into the city and close by connections to major routes in other directions. With a good variety of local services and amenities to hand.

ACCOMMODATION

PORCH

PVC panelled front door with windows to either side into:

ENTRANCE LOBBY

5'2 x 5' (1.57m x 1.52m)

Multi paned glazed door with windows to either side into:

RECEPTION HALL

13' x 14'5 max (3.96m x 4.39m max)

Including staircase which rises and turns to the first floor.

DINING ROOM

14'2 x 11'5 (4.32m x 3.48m)

Wide bay window to the front elevation. Twin doors into:

LOUNGE

18'1 x 14'9 (5.51m x 4.50m)

Focal feature fireplace with gas fire. Window to the side and twin french doors with windows to either side into:

CONSERVATORY

16' x 9'5 (4.88m x 2.87m)

Low height brick walling surmounted by uPVC double glazed windows on all sides. Twin french doors to the back garden. Roof lights. Power points and electric heater.

KITCHEN/BREAKFAST ROOM

19'7 x 11' max (5.97m x 3.35m max)

Three windows overlook the back garden and from the kitchen with long views towards Cornwall in the distance. Fitted quality kitchen. Work surfaces with matching upstands and splash backs around the cooker recess which houses a Rangemaster Toledo range style cooker. One and a half bowl stainless steel sink with mixer tap. Spaces for fridge, freezer and automatic dishwasher. Door to:

UTILITY ROOM

8' x 5'2 (2.44m x 1.57m)

Window and door to the side. Matching work surface and upstands. Two spaces and plumbing for automatic washing machine and space for tumble dryer.

STUDY

8'11 x 7'9 (2.72m x 2.36m)

Window to the front.

WC

White WC and wash hand basin with cupboard under.

LANDING

Window to the front. Access hatch to the loft. Deep built in airing cupboard.

MASTER BEDROOM

15'9 x 11'4 (4.80m x 3.45m)

Two windows overlook the rear garden and with long views beyond towards Cornwall in the distance. Fitted wardrobe unit. Door to:

EN SUITE SHOWER ROOM

8'2 x 5'7 (2.49m x 1.70m)

Obscure glazed window to the side. Coloured suite with wash hand basin, close coupled WC and shower with thermostatic shower control.

GUEST BEDROOM TWO

12' x 11'5 (3.66m x 3.48m)

Two windows to the front elevation. Wardrobe unit. Door to:

ENSUITE SHOWER ROOM

6'8 x 6'2 max (2.03m x 1.88m max)

Obscure glazed window to the front. Coloured suite with close coupled WC, wash hand basin and tiled shower with thermostatic shower control.

BEDROOM THREE

10'6 x 11'11, in part 14'2 max (3.20m x 3.63m, in part 4.32m max)

Two windows to the rear elevation with long views. Wardrobe unit.

BEDROOM FOUR

9'5 x 7'1 (2.87m x 2.16m)

Window to the front elevation.

BEDROOM FIVE

9'6 x 8'2 max (2.90m x 2.49m max)

'L' shape. Window to the rear overlooking the garden and long views to Cornwall.

FAMILY BATHROOM

8'1 x 6 (2.46m x 1.83m)

Obscure glazed window to the side. Coloured suite with wash hand basin, close coupled WC, twin grip panelled bath with mixer tap and thermostatic shower control over.

EXTERNALLY

A wide entrance opens to a herringbone pattern brick laid drive providing turning and parking space for three cars. Access to the integral double garage. A front garden with lawned areas and a variety of ornamental bushes and shrubs. Gates lead through to the enclosed side and rear gardens. To the rear, a delightful southerly facing mature garden enjoying a good degree of privacy. A wide paved patio next to the conservatory and borders containing a profusion of interesting specimen bushes, shrubs and plants. Steps down to a corner hidden patio. Behind the garage, a useful garden store. On the opposite side of the property a long wide side garden laid to lawn. Stone wall boundaries to the side.

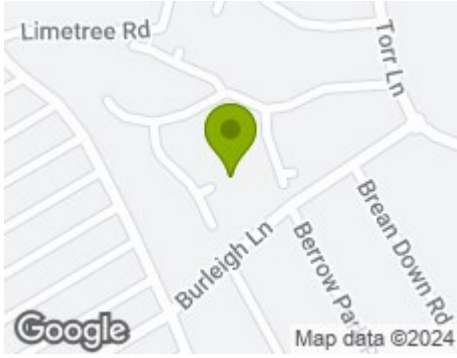
AGENTS NOTE

Tenure - Freehold.

Plymouth City Council Tax - Band G.



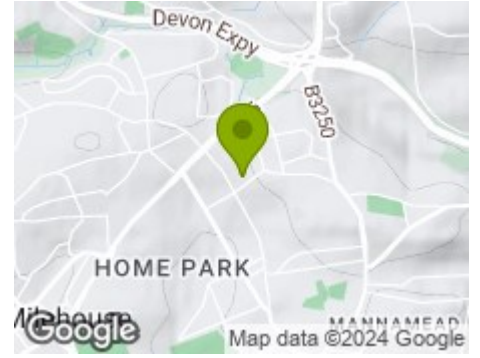
Road Map



Hybrid Map

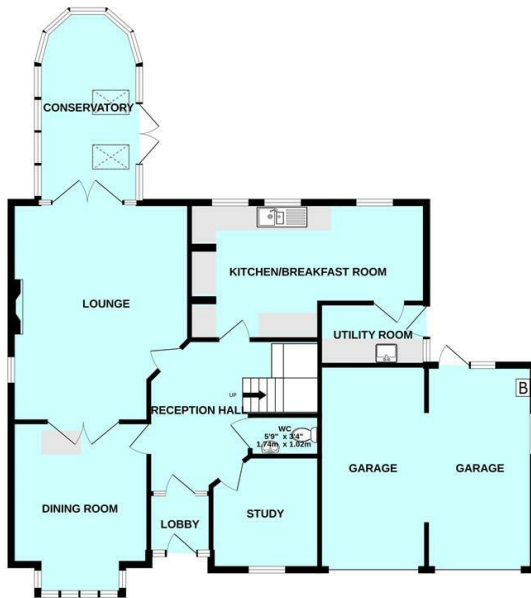


Terrain Map

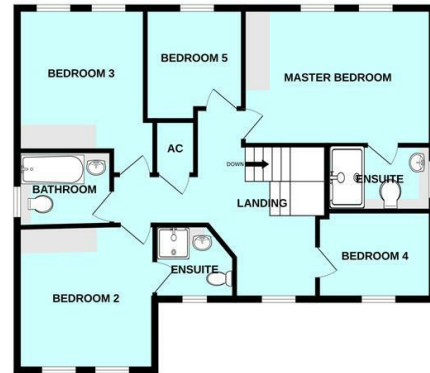


Floor Plan

GROUND FLOOR



1ST FLOOR

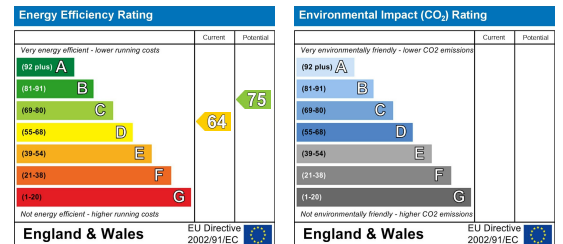


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Viewing

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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