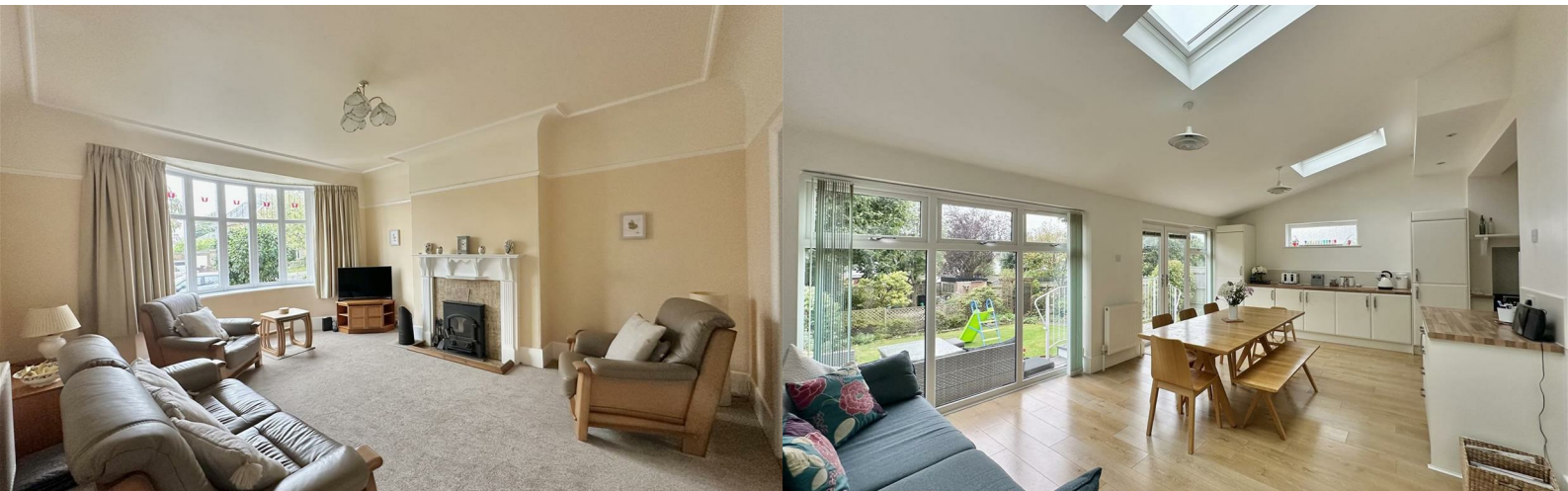




37 Torr Lane

Hartley, Plymouth, PL3 5PA

£550,000



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TORR LANE, HARTLEY, PL3 5PA

THE PROPERTY

A classically styled and spacious semi detached house, built in the 1930's, owned for many years and which has been looked after well, upgraded and improved with an extension to the side including a utility room and WC and second floor loft conversions. All works undertaken in compliance with building regulations, planning permission and permitted development. Now providing a characterful and well proportioned family home, laid out over three storeys. Having the benefit of gas fired central heating and double glazing throughout.

On the ground floor, an entrance lobby opens to a generous size reception hall with period tiled floor and useful under stairs storage cupboards. A generous size front set lounge with multi fuel stove, a dining room with fireplace and french doors opening to the rear set extension providing a spacious modern fitted integrated kitchen together with dining and snug/sitting area. Set overlooking the rear garden with window and french doors opening to the rear, set under a vaulted ceiling with three double glazed roof lights. Having a distinct wow factor. Off to the side, a useful fitted utility room and downstairs cloakroom/WC.

At first floor level, a landing retaining a leaded stained glass window and giving access to three bedrooms, all doubles, a separate bathroom and WC. Stairs rise to the second floor loft conversion with a spacious double bedroom and adjoining separate WC.

The property has off street parking on a private drive and within the garage, a front garden, side access pathway and to the rear, a long, wide, enclosed, well kept, southerly facing garden with two areas of lawn and a kitchen garden at the end.

LOCATION

Set in this prime, established residential area of Hartley with a good variety of local services and amenities nearby. The position is convenient for access into the city and close by connections to major routes in other directions.

ACCOMMODATION

Panelled front door with glazed light and adjoining window into:

GROUND FLOOR

ENTRANCE LOBBY

6'10 x 3'2 (2.08m x 0.97m)

Period tiled floor. Twin glazed doors into:

RECEPTION HALL

16'4 x 16'10 min (4.98m x 5.13m min)

Tiled floor. Dado rail. Staircase with timber carved and turned newel post, timber banister and carpeted treads rises and turns to the first floor. Useful under stairs storage cupboards.

LOUNGE

17'10 x 14' (5.44m x 4.27m)

Wide curved bay window to the front elevation. Coved ceiling, picture rail. Focal feature fireplace with ornate white surround, tiled fireback and hearth and fitted multi fuel stove. Twin glazed doors into:

DINING ROOM

14'2 x 13'1 (4.32m x 3.99m)

Coved ceiling. Picture rail. Timber fireplace surround. Twin glazed doors into:

KITCHEN/BREAKFAST ROOM/SNUG

24'7 max x 21'9 max (7.49m max x 6.63m max)

Light and airy 'L' shape room overlooking the rear garden with picture windows and double glazed french style doors. Windows to the side and three velux double glazed roof lights. Part sloping ceiling with two pendant light points. Down lighters. A fitted kitchen with a good range of cupboard and drawer storage. Contemporary enamel sink unit with chrome mixer tap. Stoves range style cooker with seven variable size gas hobs and extractor hood over. Two ovens, grill and a warming drawer. Upright fridge and separate upright freezer. Under stairs pantry. Panelled part glazed door into:

UTILITY ROOM

8'6 x 5'8 (2.59m x 1.73m)

Windows to the side and rear and a PVC double glazed back door opening to the back. Timber work surface with two spaces under suitable for freezer and space and plumbing suitable for automatic washing machine. Door to:

WC

6'4 x 3' (1.93m x 0.91m)

Patterned, obscure glazed window to the side. Quality white modern suite with close coupled WC and circular wash hand basin with chrome mixer tap and cupboard under.

FIRST FLOOR

LANDING

Leaded stained glass window to the side. Picture and dado rails. Stairs continue to rise to the second floor.

BEDROOM ONE

18' x 13'1 max (5.49m x 3.99m max)

Wide curved bay window to the front elevation with open views towards Cornwall in the distance. Picture rail. Focal feature period fireplace with white surround and tiled fireback and two built in cupboards to the right hand side.

BEDROOM TWO

14'2 x 11' floor area (4.32m x 3.35m floor area)

Picture window overlooking the rear garden. Feature timber fire surround with built in cupboard to the left and built in wardrobe to the right.

BEDROOM THREE

13'3 x 9'6 max (4.04m x 2.90m max)

Bay window to the rear with long views. Built in cupboard.

BATHROOM

7'10 x 6'2 (2.39m x 1.88m)

Window to the front. Suite comprising twin grip panelled bath with separate taps and wall mounted Mira thermostatic shower over, splash backs and shower screen. Wash hand basin. Cupboard housing the gas fired boiler servicing the central heating and domestic hot water

WC

4'8 x 2'8 (1.42m x 0.81m)

Obscure glazed window to the side elevation. Dado rail with tiling under. White close coupled WC.

SECOND FLOOR

LANDING

Two long velux windows illuminate the stairwell and landing.

BEDROOM FOUR

17'10 x 17'1 max (5.44m x 5.21m max)

'L' shaped. Picture window to the rear elevation with far reaching views looking across the city towards the sea in the distance and Cornwall. Access hatch to eaves areas and twin sets of double doors to built in wardrobe/cupboard storage behind.

WC

6'6 x 4'9 (1.98m x 1.45m)

Comprising pedestal wash hand basin and close coupled WC. Access hatch to further eaves areas.

EXTERNALLY

A gated entrance opens into a private concrete drive, some 18' long and giving access to the attached garage. Set well back from the street and

pavement by a front garden, mature with a variety of ornamental bushes and shrubs and old stone wall to the front. A pedestrian path with gate leads through to the rear. To the rear of the property, a delightful long enclosed south facing back garden with paved patio and seating areas next to the property, beyond, a lawn with pathway to one side, wide flower and shrub borders containing a variety of ornamental bushes, shrubs and plants. Timber pergola and fence into the kitchen garden area with productive plots with a variety of mature bushes and shrubs. Garden store. Outside lighting. Outside water tap.

AGENT'S NOTE

Tenure - Freehold.

Plymouth City Council tax - Band D.

Mains gas, electricity, water and drainage.



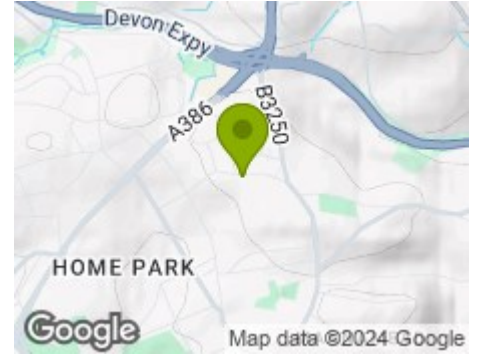
Road Map



Hybrid Map



Terrain Map



Floor Plan

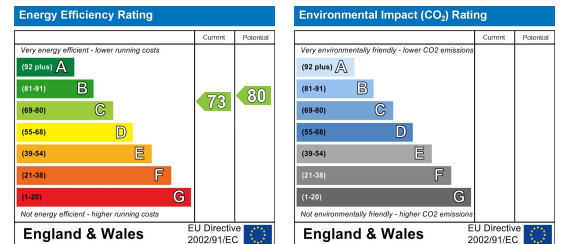


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Viewing

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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