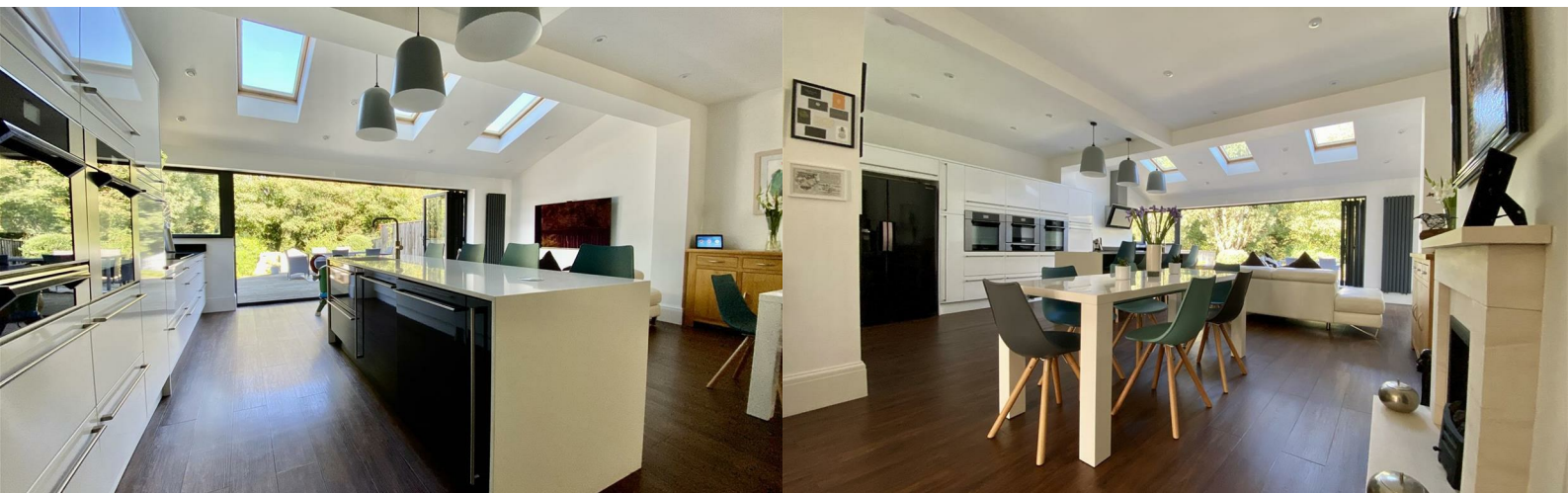




66 Torland Road

Hartley, Plymouth, PL3 5TT

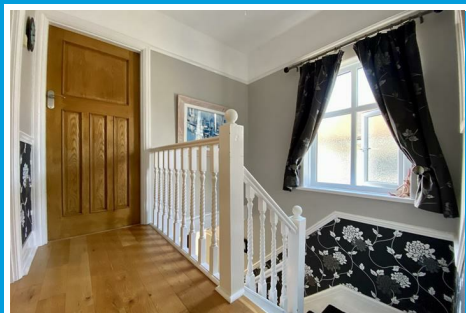
Offers Over £500,000



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TORLAND ROAD, HARTLEY, PL3 5TT

A beautifully extended 1930's semi detached family home in Hartley with garage and driveway. The accommodation comprises vestibule, entrance hall, cloakroom, lounge, open plan kitchen/diner/family room with bi-fold doors opening out to the rear garden, three bedrooms and an opulent bathroom. There is a fabulous enclosed landscaped rear garden providing a wonderful space to entertain in.

ACCOMMODATION

GROUND FLOOR

Entrance via a composite front door with obscure glazed panels which opens up into a vestibule.

VESTIBULE

4'0" x 3'8" (1.24m x 1.13m)

Dado rail. Tiled floor. Wooden door with obscure leaded light single glazed panels with overhead and side panels which open up to the entrance hall.

ENTRANCE HALL

16'0" x 7'7" (4.89m x 2.32m)

A welcoming hallway with staircase rising up to the first floor landing with a galleried landing. Doors leading off through to the cloakroom, open plan kitchen/diner family room, lounge and also to a further storage cupboard. LVT wood effect flooring. Dado rail. Picture rail. uPVC double glazed window to the side.

CLOAKS CUPBOARD

3'2" x 3'7" (0.99m x 1.1m)

Obscure uPVC leaded light double glazed window to the front. Fitted coat hooks.

CLOAKROOM/WC

4'1" x 2'8" (1.26m x 0.82m)

Matching suite of a close coupled WC and wall mounted wash

hand basin. Continuation of LVT wood effect flooring. Obscure double glazed window to the garage. Extractor fan.

LOUNGE

15'1" x 13'3" plus bay (4.61m x 4.06m plus bay)

Feature fireplace with stone hearth, mantel and surround and inset living flame gas fire. uPVC double glazed bay window to the front. Picture rail. Covings and ceiling rose. Continuation of LVT wood effect flooring. Sliding wooden doors opening up into the open plan kitchen/diner/family room.

KITCHEN/DINER/FAMILY ROOM

22'0" x 21'0" (6.71m x 6.42m)

Attractive matching base and wall mounted units to include integrated De Dietrich triple ovens, one of which can act as an microwave with a warming drawer. Integrated dishwasher. Central island unit with pop up power socket, inset one and a half bowl sink unit with a silestone work top which acts as a breakfast bar. Space for and included in the sale is a Samsung American fridge/freezer. Silestone work tops with inset De Dietrich induction hob with stainless steel De Dietrich extractor fan over. Ceiling spot lights. Continuation of LVT wood effect flooring. Ample space for a dining table. Living flame gas fire with stone hearth, mantel and surround. The room opens up into a family area where there is a wall mounted upright radiator. Three veluxes to the roof space. Double glazed bi-folding doors which open up out to the garden with a further double glazed window to the rear and also to the side.

FIRST FLOOR LANDING

Doors leading off through to the bedrooms and also to the bathroom. uPVC obscure double glazed window to the side. Dado rail. Picture rail. Access hatch to the roof void. Oak flooring.

BEDROOM ONE

15'10" x 12'7" plus bay (4.85m x 3.84m plus bay)

Fitted window seat with storage area under. uPVC double glazed bay window to the front. Picture rail. Feature fireplace with cast iron mantel and surround on a marble hearth. Covings and ceiling rose. Oak flooring.

BEDROOM TWO

14'7" x 9'11" (4.45m x 3.03m)

A fitted array of wardrobes running along one wall with overhead storage units. Picture rail. Ceiling rose. uPVC double glazed window to the rear overlooking the garden.

BEDROOM THREE

11'9" x 8'4" (3.59m x 2.56m)

Wood effect LVT flooring. Picture rail. uPVC double glazed window to the front, currently acting as a study.

BATHROOM

11'5" x 12'3" max (3.5m x 3.74m max)

An opulent suite comprising walk in shower with overhead rainfall shower head, contemporary bath, close coupled WC and pedestal wash hand basin. Contemporary radiator with heated towel rail. Ceiling spot lights. Two obscure double glazed windows to the side. Tiled floor.

EXTERNALLY

The property is approached via a brick paved drive way allowing off road parking for one vehicle to the fore of the garage. Electric car charging point. The main section of front garden is laid for easy maintenance with stone chippings and some inset shrubs and plants. To the rear, the garden has been beautifully landscaped to provide a lovely space to entertain family and friends in with a large decked seating area with inset lighting which is laid out over a couple of seating areas to enjoy the sunny aspect that the garden has. A couple of decked steps lead down to the main lawn which has a flower and shrub border running along the sides. Boundaries are wood panel fencing.

GARAGE

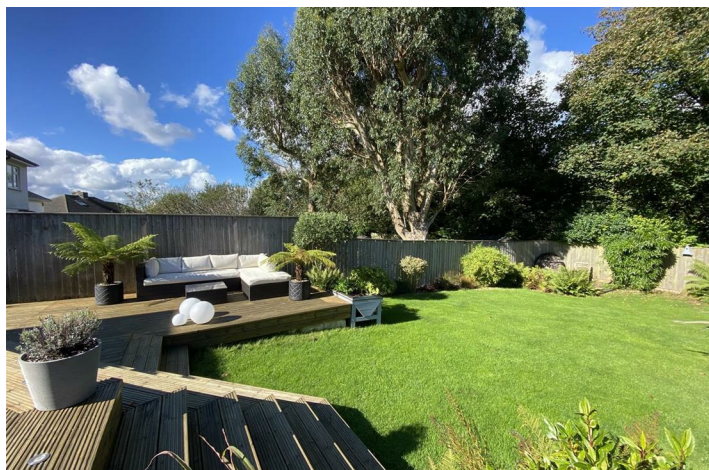
15'0" x 7'10" (4.58 x 2.41m)

Up and over door. Plumbing for a washing machine. uPVC french doors to the rear.

AGENT'S NOTE

Tenure - Freehold.

Plymouth City Council tax - Band D.



Road Map



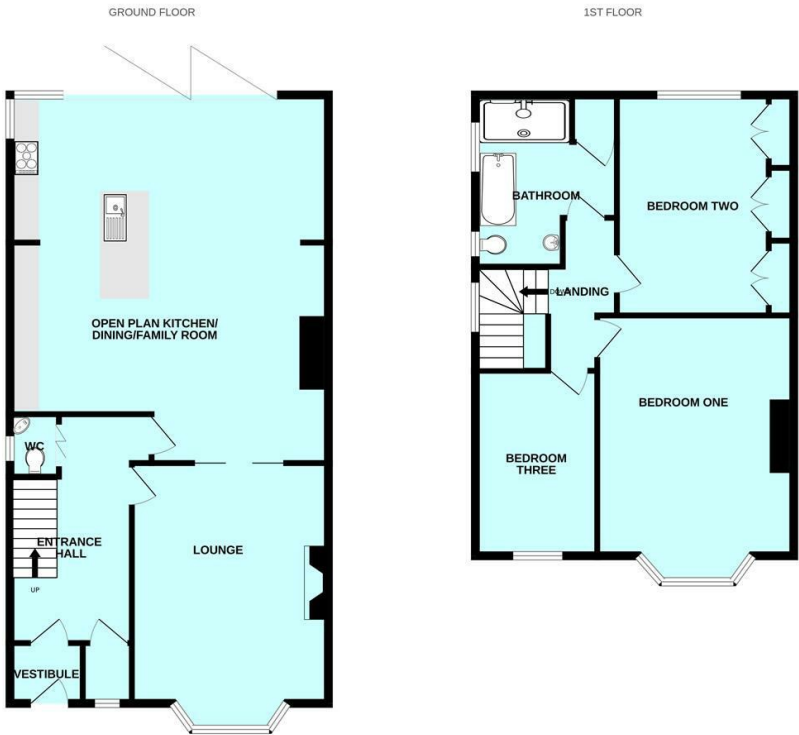
Hybrid Map



Terrain Map



Floor Plan

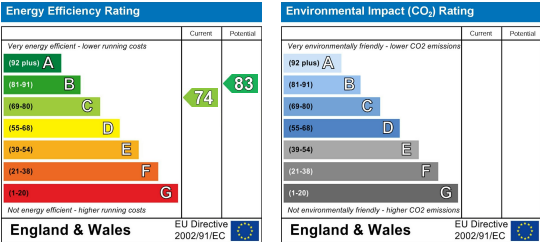


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Viewing

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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