



## 54 Briar Road

Hartley, Plymouth, PL3 5JH

Guide Price £550,000





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**BRIAR ROAD, HARTLEY, PLYMOUTH, PL3 5JH**

**GUIDE PRICE £550,000 - £575,000**

## LOCATION

The property enjoying a tucked away relatively quiet position found towards the end of Briar Road in the popular & established residential area of Hartley. A good variety of local services & amenities found close by in Hartley, Higher Compton & Mannamead. The position convenient for access into the city & close by connection to major routes in other directions.

## SUMMARY

An impressive home offering flexibility of layout & usage. Substantially extended & somewhat tardis like from the front. Standing on a generous-sized plot with excellent parking facilities for some 7 vehicles off-street & 2 long tandem style double length garages. To the rear delightful private patio & gardens with long views from the rear. The property upgraded & improved over the years with a quality specification. The benefit of good connectivity with cable via Virgin & BT in the office. A modern gas boiler serviced annually & the property having the benefit of uPVC double-glazing. The kitchen re-fitted in summer of 2023 & the main bathroom in 2024 as was the annexe bathroom in 2024.

## ACCOMMODATION

Double doors open into a long wide central hall off

which is the double length lounge, triple aspect, with corner set electric stove. A spacious quality fitted kitchen/dining room with quartz marble tops & up-stands, 6 USB sockets, an excellent range of storage including 2 corner larder cupboards. Lighting including LED under-mounted lights. Millar 6 ring variable sized hob, 3 self cleaning Neff ovens & microwave. Ideal gas boiler servicing the central heating & domestic hot water. 3 spaces & plumbing for washing machine, tumble-dryer & dishwasher. A well appointed modern fitted shower room with shower, twin wash hand basin's & wc. Staircase rises to the first floor & further steps descend to the rear where there is a potential annexe. A hall gives access to 2 further good-sized double bedrooms & a shower room with shower, wc & wash hand basin.

At first floor level, 2 further double bedrooms, 1 with walk-in wardrobe & en-suite shower room with shower, wc & wash hand basin.

Externally off street parking for 7 vehicles & with 2 long tandem style garages, an office located behind one of them. Grounds include a delightful, walled, low maintenance courtyard with gated access to the lawn garden off-which is a well serviced Man Cave with 7 double sockets & trip switch.

## CENTRAL HALL

4' wide (1.22m wide)

## KITCHEN/DINING ROOM

20'9 x 13'1 (6.32m x 3.99m)

### DOUBLE LENGTH LOUNGE

26'7 x 13'1 max (8.10m x 3.99m max)

### SHOWER ROOM

11'10 x 5'5 (3.61m x 1.65m)

### BEDROOM ONE

13'7 x 12'10 (4.14m x 3.91m)

### BEDROOM TWO

13'7 x 9' (4.14m x 2.74m)

### FIRST FLOOR

### LANDING

### BEDROOM THREE

14'4 x 13'1 max (4.37m x 3.99m max)

### WALK-IN WARDROBE

7'7 x 5'9 (2.31m x 1.75m)

### EN-SUITE SHOWER ROOM

6'2 x 4'2 (1.88m x 1.27m)

### BEDROOM FOUR

17'5 x 13'1 max (5.31m x 3.99m max)

### GARAGE ONE

28'2 x 10'8 (8.59m x 3.25m)

### GARAGE TWO

19'11 x 10'10 (6.07m x 3.30m)

### OFFICE

9'6 x 7'5 (2.90m x 2.26m)

### MAN CAVE

13'4 x 7'6 (4.06m x 2.29m)

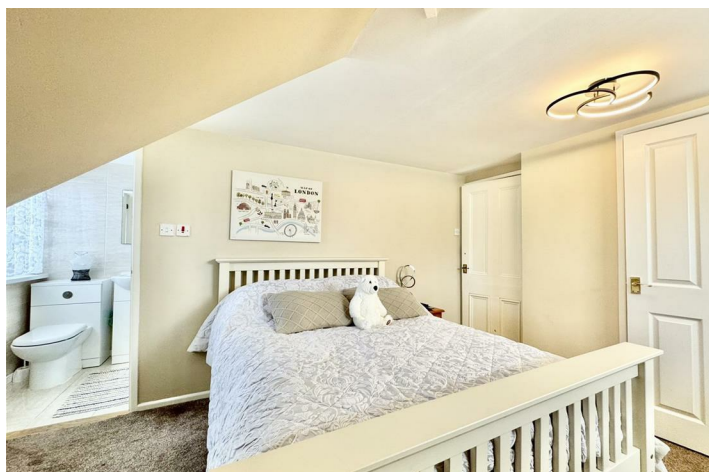
### COUNCIL TAX

Plymouth City Council

Council Tax Band: C

### SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.





Road Map



Hybrid Map



Terrain Map



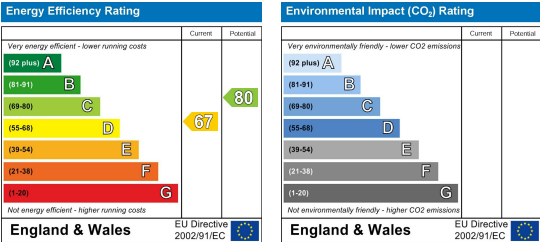
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.