



## 9 Hill Lane

Hartley, Plymouth, PL3 5QX

Guide Price £650,000





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## HILL LANE, HARTLEY, PLYMOUTH, PL3 5QX

**GUIDE PRICE £650,000 - £700,000**

### ACCOMMODATION

Built new in 2018 by Leander Homes, a west country based firm. This property being one of the largest designs, on this small site and occupying one of the largest plots enjoying an enviable aspect with a relatively large back garden.

The generously proportioned accommodation finished to a high specification and providing a most spacious light and airy accommodation.

On the ground floor with hall, useful downstairs cloakroom/wc, a large lounge with front picture window and fireplace and to the rear a large open plan spacious kitchen/dining room with windows and french doors overlooking and opening to the rear garden. A high quality fitted integrated kitchen with an excellent range of appliances, and useful storage including a shelved understairs pantry. A access into the large double garage with remote controlled door, and incorporating utility area housing the Worcester boiler servicing central heating and domestic hot water.

At first floor level a large and wide landing with ample space to use as a study area, with airing cupboard housing high capacity hot water tank. There are four good sized bedrooms, the large master bedroom having twin aspect, built-in storage and a well appointed ensuite shower room. Three further good sized bedrooms, the guest bedroom with an ensuite shower room, and a family bathroom. The two ensuites and the family bathroom all having underfloor heating.

The property stands on a relatively large plot with parking on the double width drive and within the garage. Side access and to the rear a generous size landscaped westerly facing back garden which enjoys day long sunshine.

### LOCATION

Found tucked away in this short relatively new cul-de-sac in this highly popular established residential area of Hartley. Set here with a good variety of local services and amenities close by, and the position is convenient for access into the city and nearby connection to major routes in other directions.

### PORCH

**10'9" x 3'6" (3.28 x 1.07)**

Front door with double glazed window light into:

### GROUND FLOOR

#### RECEPTION HALL

**4.11 x 1.98 overall.**

Staircase with carpeted treads and timber banister rises in straight run to the first floor. Cloaks cupboard.

#### WC

Patterned obscured double glazed window to the front. Quality white suite with close coupled wc, wall hung vanity wash hand basin with tiled splashback and cupboard under. Extractor fan.

#### LOUNGE

**20'4" x 13'5" (6.2 x 4.09)**

uPVC double glazed picture window to the front. Focal feature fireplace with Gazco living flame gas stove set on polished stone hearth with matching over lintel.

#### KITCHEN/DINING ROOM

**20'6" x 13'7" (6.25 x 4.14)**

Light and airy with window to the side, wide double glazed patio doors overlook and open from the dining area to the rear garden and a further picture window with outlook from the kitchen. Quality fitted integrated kitchen with Silestone worksurfaces along three sides and incorporating breakfast bar, matching splashbacks, under mounted stainless steel sink with chrome mixer tap. Excellent range of integrated AEG appliances include, microwave combination oven and fan assisted oven, both with grills, induction hob with splashback and illuminated extractor hood over, automatic dishwasher, and upright fridge/freezer. Various lighting including downlighters in the kitchen area, and three pendant lights. Walk-in understairs larder cupboard.

#### DOUBLE GARAGE

**19'3" x 18'10" overall (5.87 x 5.74 overall)**

15ft wide up and over door on remote control activation and a uPVC double glazed back door to the rear garden. Wall mounted Worcester gas fired boiler servicing central heating and domestic hot water. Utility area with long worksurface, matching upstand, inset stainless steel sink, two spaces and plumbing suitable for automatic washing machine and tumble dryer. Mains electric meter and two consumer units.

## FIRST FLOOR

### LANDING

3.56 x 3.15 overall.

Access hatch to loft. Designer radiator. Airing cupboard housing large capacity hot water tank with slated shelves.

### MASTER BEDROOM

16'3" x 12'8" Inpart 19'1" (4.95 x 3.86 Inpart 5.82)

Twin aspect with picture window to the front and further picture window overlooking the rear garden having built-in seat under incorporating four drawers. Designer radiator. Two built-in wardrobes.

### ENSUITE SHOWER ROOM

Double glazed roof light. Quality white suite with wall hung wash hand basin, close coupled wc and corner tiled quadrant shower with thermostatic shower control. Under floor heating. Decorative wall tiling. Electrically heated radiator.

### BEDROOM TWO

20'5" x 10'8" (6.22 x 3.25)

Dual aspect with window to front and further window to the side. Incorporating dressing area with built-in wardrobe. Door to:

### ENSUITE SHOWER ROOM.

Patterned obscured glazed window to the front. Quality white suite with close coupled wc, wall hung wash hand basin with drawer under, mirror over, shaver socket, tiled shower with thermostatic shower control. Underfloor heating. Electrically heated ladder radiator.

### BEDROOM THREE

14'10" x 10'8" (4.52 x 3.25)

Picture window overlooking the back garden.

### BEDROOM FOUR

9'5" x 8'10" (2.87 x 2.69)

Window overlooking the back garden.

### BATHROOM

Patterned obscured window to the side. Quality white suite with wc, wall hung wash hand basin with drawer under, adjacent shaver socket, panelled bath with mixer shower over, tiled splashbacks and electrically heated chrome towel rail.

### OUTSIDE

A triangular shaped lawned front garden with low wall boundaries and variety of ornamental bushes and shrubs. A wide herringbone patterned brick laid drive providing side by side parking for two vehicles. Side access with gate opening to the enclosed rear garden. A delightful generous sized enclosed back garden, largely laid to lawn, patio areas, borders containing a profusion of interesting specimen bushes, shrubs and plants. Boundaries establishing with natural stone wall and timber overlap fencing. Vegetable garden area to the side with raised vegetable plot.

### COUNCIL TAX

Plymouth City Council

Council Tax Band: F





Road Map



Hybrid Map

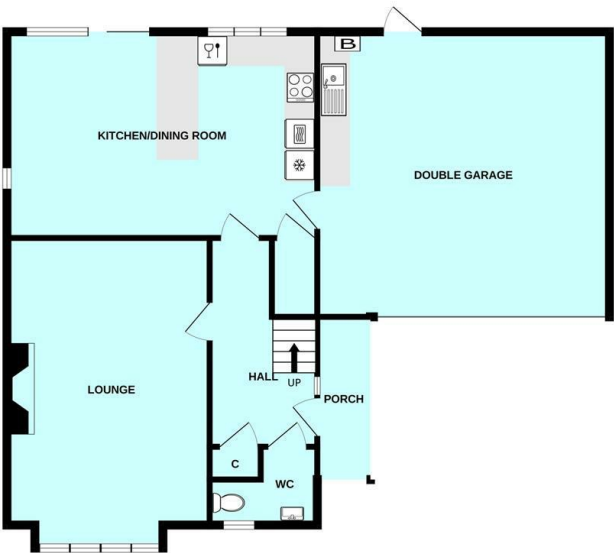


Terrain Map

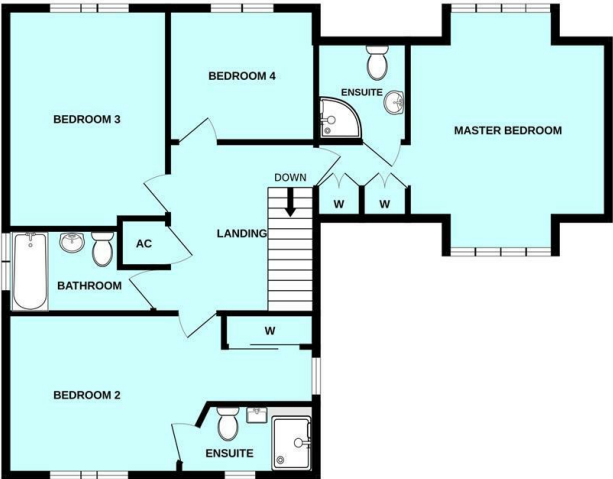


Floor Plan

GROUND FLOOR



1ST FLOOR

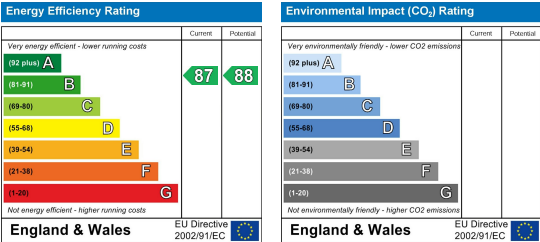


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Viewing

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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