



## 10 Lockington Avenue

Hartley, Plymouth, PL3 5QP

Guide Price £800,000

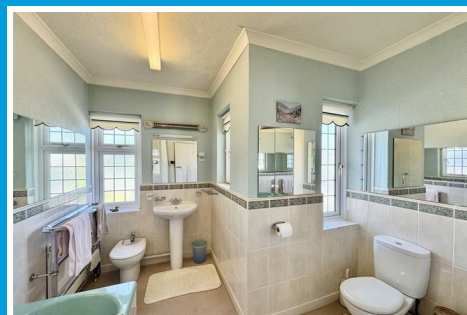
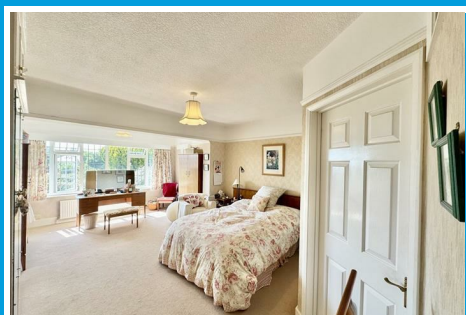




# 10 Lockington Avenue

Hartley, Plymouth, PL3 5QP

**Guide Price £800,000**



## LOCKINGTON AVENUE, HARTLEY, PLYMOUTH, PL3 5QP

### SUMMARY

A spacious detached house built in 1935. The property standing on a generous-sized level plot with larger mature gardens. Major works have been undertaken for example re-roofing & a modern Worcester boiler. The accommodation on the ground floor comprises entrance porch, spacious reception hall, downstairs cloakroom/wc, 25ft long dining room, 24ft long sitting room, sun room/study, fitted integrated kitchen with larder off & utility room. A rear porch gives access to the large attached double garage. At first floor level the accommodation comprises a landing giving access to 4 spacious double bedrooms, a large master & guest bedroom both with en-suite shower rooms & a generous-sized family bathroom. Off-street parking to the front. Large attached garage. To the rear a long mature garden with patio, lawn & kitchen garden with fruit cage. Useful sun room & substantial garden store.

### LOCATION

Found in Lockington Avenue, a prime residential area in one of the most desirable addresses in the city. The property occupying a large plot. An excellent range of local services & amenities found close by in Hartley & Mannamead. The position convenient for access into the city & close by connection to major routes in other directions.

### ACCOMMODATION

A most spacious detached house built in 1935 subsequently extended with internal remodelling. The property providing a most spacious detached residence standing on a generous-sized level plot with large mature gardens. Set in this prime, popular, residential area. Major works have been undertaken for example re-roofing & modern Worcester boiler.

The accommodation on the ground floor with entrance porch, spacious reception hall, downstairs cloakroom/wc, 25ft long dining room, 24ft long sitting room, sun room/study, fitted integrated kitchen with larder off & utility room. A rear porch gives

access to the large attached double garage.

At first floor level a landing giving access to 4 spacious double bedrooms, a large master with en-suite shower room, guest bedroom with en-suite shower room & a generous sized family bathroom.

The property stands on a large plot with wide access to the drive providing off-street parking to the front leading to the large attached garage. On both sides are side access pathways leading through to the back, here a long mature garden, spacious & informal layout with patio, lawn, side access pathways & to the end a kitchen garden with summerhouse, fruit cage & sunroom & substantial garden store.

### PORCH

7 x 4'6 (2.13m x 1.37m)

### RECEPTION HALL

13'2 x 12'10 overall (4.01m x 3.91m overall)

### CLOAKROOM/WC

9'9 x 5' maximum (2.97m x 1.52m maximum)

Wash hand basin & wc.

### SITTING ROOM

24 x 13'3 (7.32m x 4.04m)

Fireplace

### DINING ROOM

25'8 x 12'1 (7.82m x 3.68m)

Fireplace.

### SUN ROOM/STUDY

15'5 x 10'10 (4.70m x 3.30m)

### KITCHEN

12'4 x 11'8 (3.76m x 3.56m)

Fitted kitchen with integrated appliances from Neff including double oven/grill, 4 ring gas hob with extractor hood over, 1.5 bowl sink unit & Bosch dishwasher. Floor standing boiler services the central heating & domestic hot water.

### UTILITY ROOM

9'8 x 9'3 (2.95m x 2.82m)

Double drainer sink.

### REAR LOBBY

6'10 x 5'2 (2.08m x 1.57m)

### DOUBLE GARAGE

19'5 x 19' (5.92m x 5.79m)

### FIRST FLOOR

### LANDING

### MASTER BEDROOM

24' maximum x 13'4 (7.32m maximum x 4.06m)

### EN-SUITE SHOWER ROOM

9'8 x 5'10 (2.95m x 1.78m)

Shower, wc, wash hand basin & bidet.

### GUEST BEDROOM TWO

15'9 x 12'3 maximum (4.80m x 3.73m maximum)

Wash hand basin.

### EN-SUITE SHOWER ROOM

6'9 x 4'10 (2.06m x 1.47m)

White modern suite with quadrant shower, wc & wash hand basin.

### BEDROOM THREE

12'3 x 12'2 (3.73m x 3.71m)

Wash hand basin.

### BEDROOM FOUR

13' x 11'5 (3.96m x 3.48m)

### FAMILY BATHROOM

9'6 x 9'4 maximum (2.90m x 2.84m maximum)

Bath, modern wc, wash hand basin & bidet.

### EXTERNALLY

### PARKING ON PRIVATE DRIVE

### GARDEN

Long enclosed rear garden.

### SUMMER HOUSE

### SUN ROOM

7'9 x 7'7 (2.36m x 2.31m)

Power, lighting & uPVC double-glazed French doors & windows.

### GARDEN STORE

8'7 x 7' (2.62m x 2.13m)

uPVC double-glazed French doors.

### COUNCIL TAX

Plymouth City Council

Council Tax Band: G

### SERVICES PLYMOUTH

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





Road Map



Hybrid Map



Terrain Map



Floor Plan

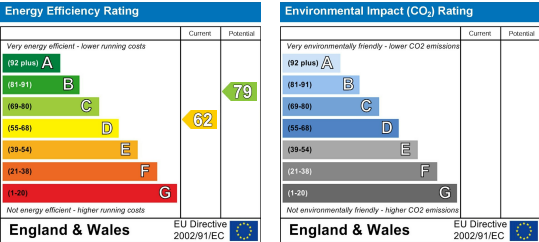


Made with Metropix ©2025

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.