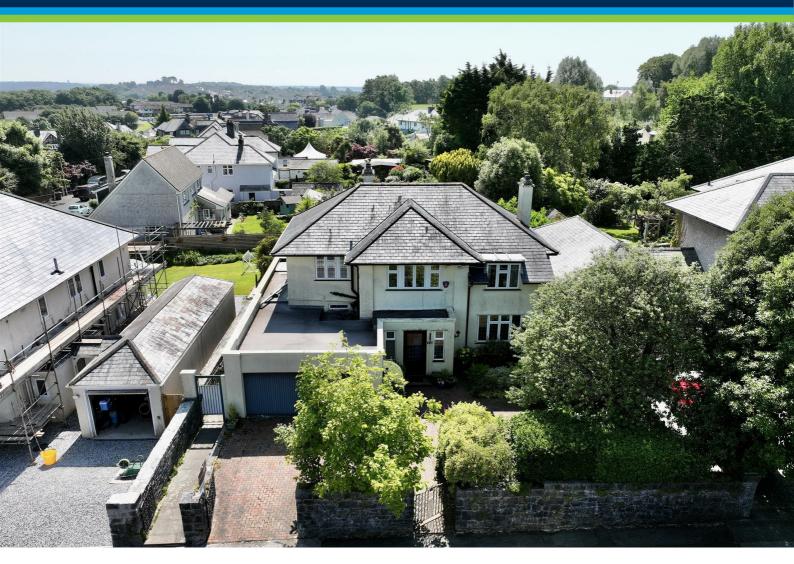
# Julian Marks | PEOPLE, PASSION AND SERVICE



# **10 Lockington Avenue**

Hartley, Plymouth, PL3 5QP

Guide Price £800,000













## 10 Lockington Avenue

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# 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

 $9'9 \times 5' \text{ maximum}$  (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.

Tel: 01752 664125

#### **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.





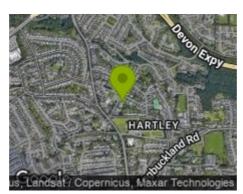




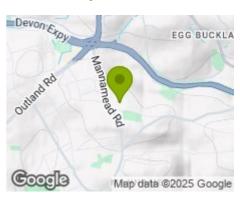
#### **Road Map**

# Pixieland Nursery Mannamead Higher Compton Rd Map data ©2025

#### **Hybrid Map**



#### **Terrain Map**



#### Floor Plan



1ST FLOOR

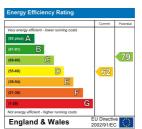


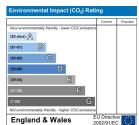
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#### **Viewing**

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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