



Connells

Lockington Avenue
Plymouth



Property Description

NO ONWARD CHAIN At the end of a peaceful cul- de- sac situated in the favoured area of Hartley, sits this Five Bedroom link-detached family home. Arranged over the three floors the property benefits from off road parking, garage, two en-suites, office and generous garden.

Within walking distance to a good variety of amenities, local services, prestigious schools and within easy access to all transport links. This diverse and spacious home can be utilised in a variety of different ways offering an attractive opportunity to acquire a substantial property to create a wonderful family home set up with the scope for multi generational living or rental opportunity.

As you approach the home it offers off road parking and access into a garage leading to the front door. The accommodation on the ground floor comprises a welcoming entrance hall gives access to a lounge/diner, study which is perfect for home working with far reaching views to the rear and a quality fitted kitchen, with integrated appliances.

Downstairs the property has three double bedrooms with the primary, having built in wardrobes and en-suite shower room. With a three piece family bathroom

On the garden level you will find two further bedrooms with another en-suite room and cinema room fit with surround sound

Externally the property offers a generous and secluded garden laid mainly with decking and lawn, fit with an array of plants and shrubs as well as a hot tub, pond and two sheds

Ground Floor

Entrance Hall

The Entrance Hall features built in storage and a double glazed front window.

Lounge

20' 3" x 13' 6" (6.17m x 4.11m)
The Lounge features two double glazed side windows, fitted carpet, radiator and ceiling light.

Kitchen

11' 6" x 9' 3" (3.51m x 2.82m)
The Kitchen comprises of; double glazed front window, matching wall and base units, double oven, hob, sink, extractor fan, integrated dishwasher and spotlights.

Study

8' 3" x 7' 1" (2.51m x 2.16m)
The Study features a double glazed rear window, fitted carpet and radiator.

First Floor

Landing

The Landing features built in storage and ceiling lights, leading to the Sunroom

Bedroom One

17' 2" x 9' 1" (5.23m x 2.77m)
The first double Bedroom features a double glazed rear window, built in wardrobes, fitted carpet, radiator, ceiling light and access to the En Suite.

En Suite

There is an En Suite off of the first Bedroom comprising of; W.C, wash hand basin, bath with overhead shower and radiator.

Bedroom Three

17' x 8' 4" (5.18m x 2.54m)
The third double Bedroom features a double glazed rear window,

Bedroom Four

12' 2" x 7' 6" (3.71m x 2.29m)

The fourth double Bedroom features a double glazed front window, fitted carpet, radiator and ceiling light.

Sunroom

Fully double glazed, ceiling light, with panoramic views of the valley and stairs to the second floor Garden Room

Bathroom

The Bathroom comprises of; W.C, wash hand basin, bath with overhead shower and radiator.

Second Floor

Garden Room

Features fully double glazed, ceiling lights with door leading out to the rear garden and second floor landing.

Landing

The Landing features a double glazed rear window and ceiling lights.

Bedroom Two

15' 6" x 8' 8" (4.72m x 2.64m)

The second double Bedroom features a double glazed rear window, fitted carpet, radiator, ceiling light and access to an En Suite.

En Suite

There is an En Suite off of the second Bedroom comprising of; W.C, wash hand basin and shower cubicle.

Cinema

12' 9" x 9' 1" (3.89m x 2.77m)

The Cinema Room features surround sound system speakers, wiring for a ceiling projector, fitted carpet and spotlights.

Bedroom Five

9' 1" x 8' 1" (2.77m x 2.46m)

The fifth double Bedroom is currently being used as a utility and store room.





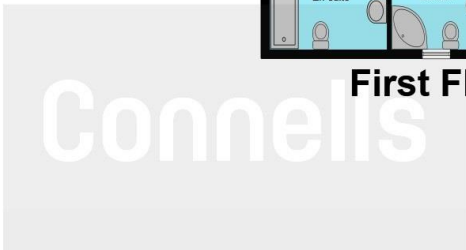
Ground Floor



First Floor



Second Floor



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: C

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Tenure: Freehold



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