



Sunhaven, Briar Road, Hartley, Plymouth, Devon, PL3 5JH

Price £575,000



Sunhaven is approached via a private driveway providing ample parking for several vehicles. The property offers well-proportioned accommodation arranged across a flexible layout, ideally suited to modern living and adaptable to a range of individual needs.

Upon entering, the entrance hall leads to a welcoming sitting room featuring an attractive window seat, wood burner and ample space for a dining table, creating a comfortable and versatile reception area. The modern open-plan kitchen/breakfast room is well appointed with a range of wall and base units, complementary work surfaces and a breakfast bar with two stools. Further features include a Stoves seven-ring gas cooker, integrated microwave and fridge, together with plumbing for additional appliances.

The reception hall provides access to a contemporary shower room and two further bedrooms, both benefiting from built-in wardrobes. Bedroom four is positioned at the front of the property, accessed from the entrance hall, and would lend itself perfectly to use as a study or home office.

Situated towards the rear of the bungalow, the principal bedroom offers a generous dressing room and a well-appointed en-suite bathroom, creating a private and comfortable retreat. The adaptable accommodation provides flexibility for families, those working from home or buyers seeking additional space for guests.

Externally, the property continues to impress. The level rear garden features a combination of decking, slate chippings and lawn, providing an attractive setting for outdoor entertaining and relaxation. The landscaped gardens extend around the property to the front, where a natural spring-fed pond and several seating areas create a particularly appealing and tranquil environment.

Further benefits include a double garage with an electric roller door and mezzanine storage level, offering excellent additional storage and potential for alternative use, subject to the necessary planning permissions and consents. There is also a potting shed, small tool shed and a cellar store beneath the property, complete with power and lighting.

Sunhaven offers a rare combination of privacy, generous outside space, versatile accommodation and considerable potential. An internal inspection is highly recommended to fully appreciate the space, setting and opportunities this appealing property has to offer.



To view this property call Lang Town & Country Estate Agents on **01752 256000**.



BASEMENT
670 sq.ft. (62.2 sq.m.) approx.

GROUND FLOOR
1424 sq.ft. (132.3 sq.m.) approx.



TOTAL FLOOR AREA : 2093 sq.ft. (194.5 sq.m.) approx.

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