



15 The Drive

Hartley, Plymouth, PL3 5SU

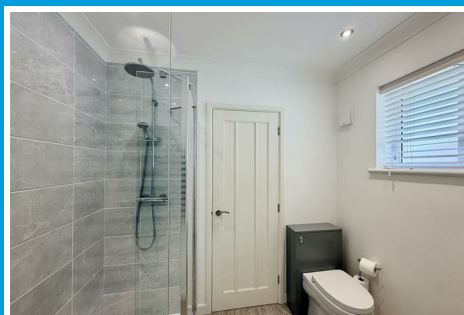
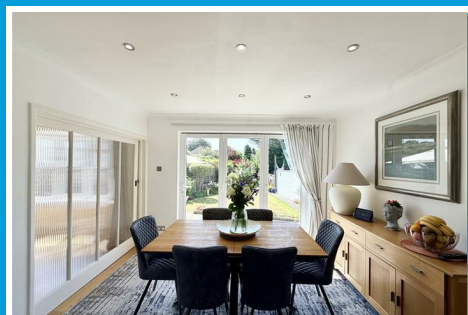
Guide Price £600,000



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THE DRIVE, HARTLEY, PLYMOUTH, PL3 5SU

GUIDE PRICE £600,000 - £650,000

SUMMARY

GUIDE PRICE £600,000 - £650,000. Astonishingly built detached house dating back to the 1950s which has undergone major upgrading, improvement & refurbishment. Together with extension & remodelling of the layout. Now providing a most comfortably appointed & well-presented home. Sitting on a generous sized, near level plot, widens at the front & narrowing towards the rear. Excellent parking facilities on the semi-circular outer drive, within the large garage & adjoining carport with electric car charging point. Behind the garage, a useful store. With side access, to the rear, a long southerly facing mature low-maintenance enclosed back garden. Beautifully presented accommodation comprising a wide porch, reception hall, large lounge, good-sized dining room with a tri-fold door to the rear, a wide archway openly connecting to the generous sized, modern-fitted & integrated kitchen/breakfast room, small study/bedroom 4, useful downstairs wc. At 1st floor level, 3 double bedrooms, the large master bedroom & 2nd bedroom both have built-in wardrobe storage with dressing rooms & in-between is a Jack & Jill style en-suite shower room. A spacious & well-appointed family bathroom/wc.

LOCATION

Set in this prime established residential area of Hartley which together with nearby Mannamead provide for a good variety of local services & amenities. The position convenient for access into the city & close by connection to major routes in other directions.

ACCOMMODATION

GROUND FLOOR

17'9" x 2'7" (5.41m x 0.79m)

RECEPTION HALL

9'3" x 7'10" max (2.82m x 2.39m max)

WC

8'2" x 6'4" (2.49m x 1.93m)

Duravit white modern close coupled wc. Wash-hand basin with cupboard under. Wall-hung Worcester boiler serving the central heating & domestic hot water.

LOUNGE

20'9" x 12'9" max (6.32m x 3.89m max)

Wide bay window overlooking the rear garden. Feature fireplace with electric plug-in pebble effect fire. Sliding door into:

DINING ROOM

11'9" x 9'10" (3.58m x 3.00m)

Tri-fold doors overlook & open to the rear-set patio & garden. A wide archway openly connecting to:

KITCHEN/BREAKFAST ROOM

14'8" x 10' max (4.47m x 3.05m max)

Wide window to the side. Quality modern-fitted integrated kitchen. Central breakfast island. Off this, a useful:

UTILITY

9'10" x 2'8" (3.00m x 0.81m)

With space and plumbing suitable for a washing machine & tumble dryer. Side entrance door.

STUDY/BEDROOM FOUR

7'10" x 7'1" (2.39m x 2.16m)

Window to the front.

FIRST FLOOR

LANDING

Light & airy with widow to the front.

MASTER BEDROOM

15'11" x 13'1" (4.85m x 3.99m)

Wide bay window overlooking the rear garden & long views beyond. 2 built in wardrobes. Door to:

DRESSING ROOM ONE

7'7" x 6'2" (2.31m x 1.88m)

Window to the rear. Door into:

EN-SUITE SHOWER ROOM

7'7" x 6' (2.31m x 1.83m)

Window to the side. Jack & Jill style en-suite with quality suite including walk-in shower with hand-held mixer & overhead douche. Wc. Wash-hand basin. Connecting door to the second dressing

BEDROOM TWO

13'2" x 10'10" (4.01m x 3.30m)

Picture window to the front. Built in wardrobe. Door to:

DRESSING ROOM TWO

7'7" x 6'2" (2.31m x 1.88m)

Window to the front. Door to Jack & Jill en-suite shower room.

BEDROOM THREE

11'10" x 9'10" (3.61m x 3.00m)

Picture window overlooking the rear garden.

BATHROOM

10'1" x 8'7" (3.07m x 2.62m)

2 windows to the side. Quality fitted with bath having corner-set mixer tap & hand-held shower attachment. Wc. Wash-hand basin with drawers under. Separate shower.

EXTERNALLY

Semi-circular drive. Excellent parking.

GARAGE

17'5" x 7'10" approx (5.31m x 2.39m approx)

Remote control roll up door to the front. 2 windows to the side. Doorway into:

STORE

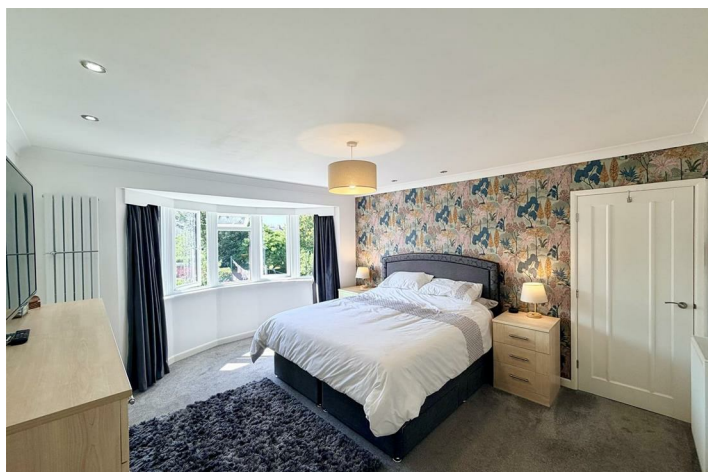
6'7" x 4'6" (2.01m x 1.37m)

Door into rear garden.

CARPORT

GARDEN

Delightfully landscaped, southerly facing rear gardens. Wide patio ideal for alfresco entertaining. Long lawned garden enjoying good privacy.



Road Map



Hybrid Map

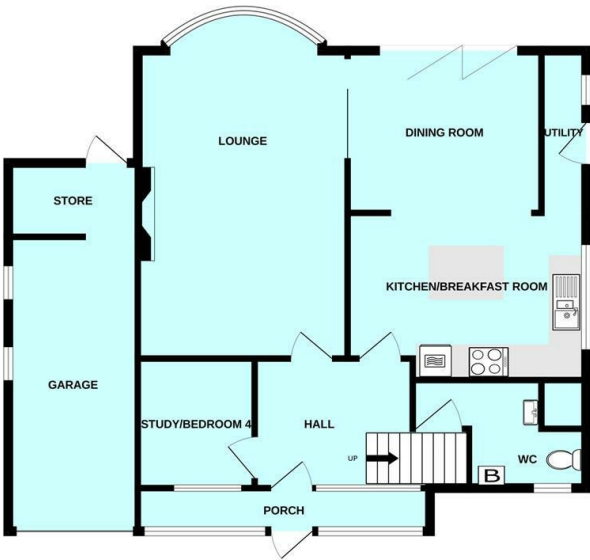


Terrain Map

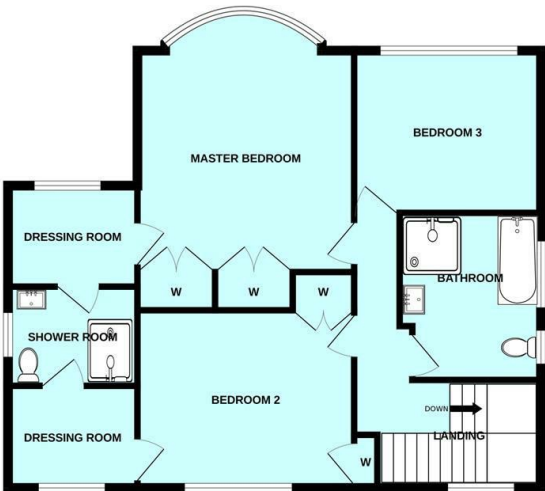


Floor Plan

GROUND FLOOR



1ST FLOOR

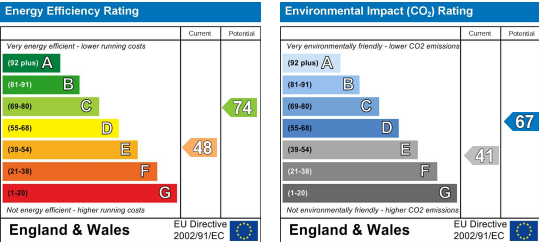


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Viewing

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Energy Efficiency Graph



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