

LAWSON
Estate Agency...Only Better



37 Burleigh Manor, Hartley, Plymouth
Plymouth

£599,950

Lawson are delighted to market this beautifully appointed, and much improved, detached luxury family home in Burleigh Manor, one of Plymouth's most sought-after modern developments, a stone's throw from all amenities, and excellent schooling. The property benefits from recently modernised accommodation, arranged over three floors, comprising; a composite front door leading to an entrance hall with a built-in storage cupboard with hanging rail, carpeted hallway with a door to a study with a window to the front elevation. Cloakroom with a low-level WC, wash hand base, storage beneath, wood effect flooring, and a window to the side. Doorway opens into the open plan living area with a luxury fitted kitchen with app controlled lighting on the units, Neff oven, combi microwave oven, extractor, Induction hob, a one and a half bowl, acrylic sink draining unit with an instant boil, Grohe hot water tap, Dekton work surfaces, an integral fridge, and freezer, wine cooler, breakfast bar, Amtico flooring opening into the dining room; with windows to the rear elevation, a moulded ceiling and spotlights. The dining room flows into the sitting room with a feature media wall, recess for the TV and a remote controlled living flame, log effect gas fire, windows to the front elevation, inset spotlights.

From the main hallway carpeted staircase, ascends to the first floor landing with a shelved airing cupboard, a window to the side elevation and a pull-down loft access, doorway leads to bedroom one; a spacious double with fitted wardrobes and windows to the front elevation overlooking the gardens. En-suite shower room with wood effect flooring, easy clean splashbacks, low level WC, and wash hand basin with storage beneath, contemporary towel rail, an oversized shower cubicle with a drencher head and hand attachment. Bedroom two, a further double has windows to the front elevation and a fitted wardrobe. Bedroom three, again a double, has a window to the rear with fitted wardrobes. Bedroom four, a small double has a window to the rear. The family bathroom has been upgraded with a matching white three-piece suite, comprising a wash hand basin with mixer tap and storage beneath, low level W.C, panel enclosed bath with a drencher head and hand attachment, a marble effect easy clean splash back, window to the rear elevation, spotlights, extractor fan.

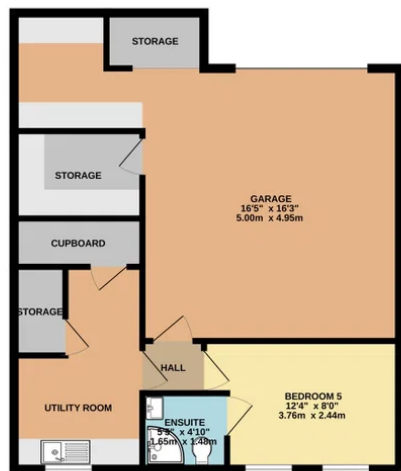
From the ground floor, steps descend to the lower ground floor, with a small sub landing and a doorway leading to the rear garden, and opening into a utility room; with a fitted worktop and storage units, window to the rear elevation, and a wall-mounted Worcester combination boiler, plumbing for a washing machine, space for a tumble dryer, and a large walk-in store cupboard. A doorway leads to an inner hall leading to bedroom five; a double bedroom with windows to the rear elevation and an en-suite shower room; low-level WC, wash hand basin with storage beneath, and a shower cubicle with easy clean splashbacks and a direct feed shower unit, chromed towel rail.

From the inner hallway, a doorway leads to the integral garage; a spacious garage with an electric roller shutter door, with two large walk-in storerooms and workbench, power and light.

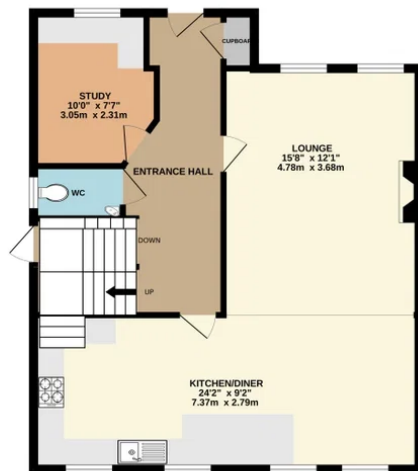
Externally, to the front of the property, there is a large tarmac driveway providing parking for several vehicles. The garden is predominantly laid to lawn for ease of maintenance with a mature tree. A particular feature is the rear west-facing garden, which has been flagged with high-quality paving, brick retaining walls, and is fully fence enclosed. There's a covered pergola with an outside power point. Flaged steps lead to an elevated garden. Again, fully fenced enclosed with huge potential. The property has the benefit of PVC double glazing, gas-fired central heating via the wall mounted combination boiler.



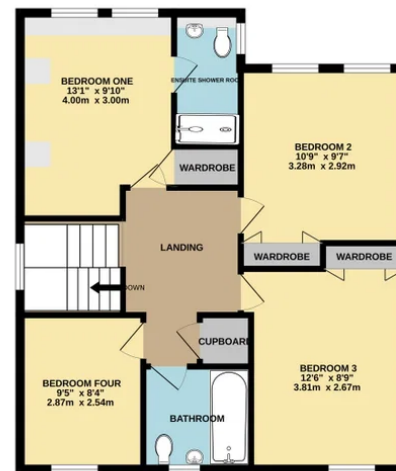
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OUTGOINGS PLYMOUTH

We understand the property is in band ' F' for council tax purposes and the amount payable for the year 2026/2027 is £3527.12 (by internet enquiry with Plymouth City Council). These details are subject to change.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage xxx, broadband connection xxx.

SERVICES

Service charge information, ground rent, and any associated leasehold costs have been provided to us by the seller and are believed to be accurate at the time of marketing. However, these figures have not been verified by us and should be confirmed by your solicitor during the conveyancing process before exchange of contracts.

ACCOMMODATION

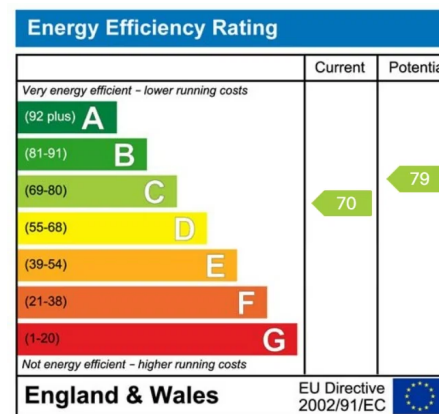
Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

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