



38 Powderham Road, Hartley Vale, Plymouth, Devon, PL3 5SG

Price £385,000



Situated on the highly sought-after Powderham Road in the ever-popular residential suburb of Hartley Vale, this delightful three-bedroom home enjoys a prime location within easy reach of Plymouth City Centre. Renowned for its family-friendly atmosphere, Hartley Vale offers an excellent range of local amenities, convenient transport links, and a selection of highly regarded schools, making it one of Plymouth's most desirable residential areas.

Set within a quiet residential street, the property is approached via a generous front garden, predominantly laid to lawn, with a private driveway leading to the garage. Many neighbouring homes have been successfully extended above the garage and to the rear, and this property offers similar exciting potential (subject to the necessary planning permissions), providing the opportunity to create a substantial family home.

This beautifully presented accommodation has been completely modernised over recent years, including a new kitchen and shower room.



The accommodation comprises a spacious living room with ample space for both seating and dining furniture, a modern fully fitted kitchen/diner, a useful storeroom, and a convenient ground floor cloakroom/WC. Upstairs, the first-floor landing provides access to three well-proportioned bedrooms and a contemporary shower room.

To the rear, the property benefits from a peaceful and private enclosed garden, bordered by brick walls and timber fencing. The garden is mainly laid to lawn with paved seating areas, creating an ideal space for relaxing or entertaining.

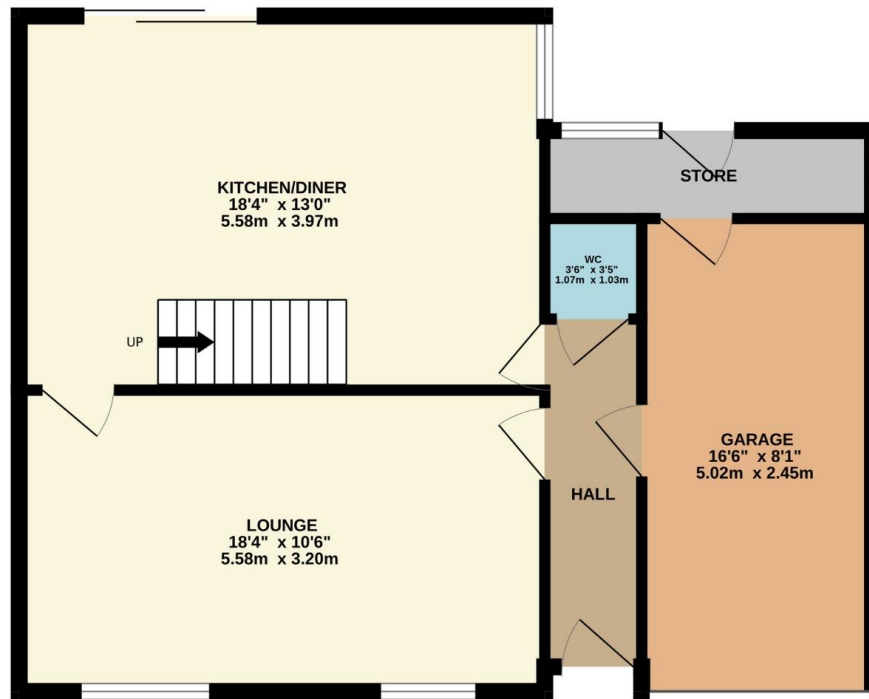
Further benefits include gas central heating, full uPVC double glazing, a garage, private driveway parking, and excellent scope to extend and enhance, making this an ideal purchase for growing families or buyers looking to add value in a highly desirable location.

An early viewing is essential to appreciate this stunning property.

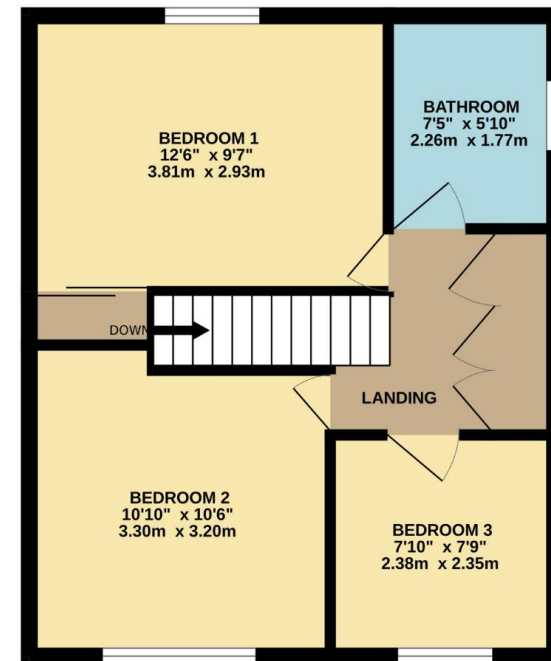
To view this property call Lang Town & Country Estate Agents on **01752 256000**.



GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.5 sq.m.) approx.

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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