



3 Russell Avenue, Hartley, Plymouth, PL3 5RA

Price £775,000



Beautifully maintained and extensively modernised, this spacious semi-detached home occupies a highly desirable position in one of Plymouth's most popular roads. Ideally situated for access to excellent schools, parks and local shops, the property is also within easy reach of the vibrant City Centre, the iconic Hoe and historic Barbican. Excellent transport links are close at hand, including convenient access to the A38, providing a direct route through Devon and across the Tamar Bridge into Cornwall.

Thoughtfully upgraded over the years, the property successfully combines contemporary comfort and luxury with an abundance of original period character and charm. From the moment you enter, the quality and attention to detail are immediately apparent.

The welcoming entrance porch opens into an impressive hallway, where a wealth of intricate period features creates a wonderful first impression. Original-style floor tiles, beautifully stripped flooring with underfloor heating, an elegant sweeping staircase and a useful cloakroom all contribute to the character and appeal of this exceptional home.

There are two stylish reception rooms, both benefiting from generous bay windows which flood the rooms with natural light while enhancing their period proportions. These versatile spaces provide ideal settings for both formal entertaining and relaxed family living.

At the heart of the home is a luxurious and beautifully appointed kitchen, fitted with a comprehensive range of base units complemented by matching wall cupboards, contemporary work surfaces and modern fittings. French doors provide a seamless connection to the rear garden, making this a superb space for everyday family life and entertaining. A useful utility room leads through to the charming sun room, which enjoys patio doors opening directly onto the garden the perfect spot to sit, relax and enjoy the peaceful surroundings.

The first floor provides three generous bedrooms. The principal bedroom benefits from a stylish modern en-suite, while the second bedroom has the added benefit of a cleverly concealed shower cubicle and a sink.

Completing this floor is an outstanding bespoke family bathroom, finished to an exceptionally high standard. The luxurious suite includes a freestanding bath, large walk-in shower with heated seat, twin wash hand basins and WC, complemented by high-quality finishes and underfloor heating.

The accommodation continues to impress on the top floor, where three further versatile bedrooms provide excellent flexibility for family members, guests, home working or hobbies. Two of these rooms enjoy far-reaching views towards the surrounding moorland, while a useful Jack and Jill cloakroom serves the rooms on this level.

Externally, the property is equally impressive. The well-maintained front garden is complemented by a paved driveway providing off-road parking and access to the garage. To the rear, the enclosed garden has been thoughtfully landscaped to create a series of attractive and usable areas, including a raised lawn, secluded patio and an established variety of shrubs and bushes.

A rare combination of period elegance, generous proportions and high-quality modernisation, this exceptional home offers versatile accommodation arranged over three floors, together with beautifully landscaped gardens and excellent access to Plymouth's many amenities. An early viewing is highly recommended to fully appreciate the space, character and quality this impressive property has to offer.



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

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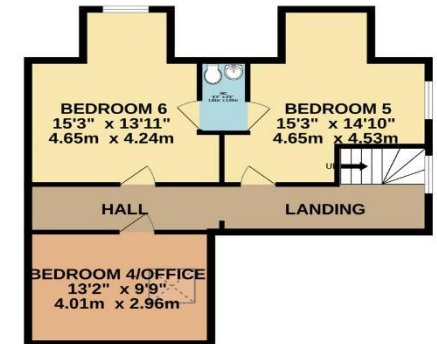
GROUND FLOOR
1424 sq.ft. (132.3 sq.m.) approx.



1ST FLOOR
856 sq.ft. (79.6 sq.m.) approx.



2ND FLOOR
614 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 2895 sq.ft. (268.9 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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