



36 Tor Crescent, Hartley, Plymouth, Devon, PL3 5TW



## Offers Over £475,000

An impressive 1930s semi-detached home that has been significantly upgraded and thoughtfully remodelled in recent years to create a stylish, spacious and high-specification family home. Situated in one of Plymouth's most desirable residential areas, close to all local amenities, such as shops, schools, Central Park and leisure centre, only 2 miles from Plymouth's vibrant City Centre, the historic Barbican, the picturesque Plymouth Hoe, and within easy access of the A38.

The property has undergone a comprehensive programme of refurbishment, including a substantial ground floor extension forming an 'L'-shaped wrap-around layout, greatly enhancing the living and entertaining space.

The accommodation begins with a welcoming entrance porch and hallway featuring a striking contemporary oak-clad staircase with glass balustrading. A modern downstairs cloakroom with a sleek white suite adds convenience, while the front-facing lounge offers a cosy yet elegant space. To the rear, the standout feature is the expansive open-plan living and dining area, seamlessly connected to a superb modern kitchen/breakfast room complete with high-quality fitted units and integrated appliances (excluding the washing machine). A conservatory off the dining area provides an additional relaxing space with views over the garden.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms, a beautifully appointed family bathroom, and a separate WC. The loft has been insulated, partially boarded, and fitted with lighting, offering useful storage potential.

Occupying a generous corner plot, the property benefits from a well-maintained front garden, a private rear garden ideal for outdoor living, and off-road parking via a 'Resin' driveway leading to a garage.

This is a home of genuine quality, blending classic 1930s character with modern finishes to create a property of both style and substance.

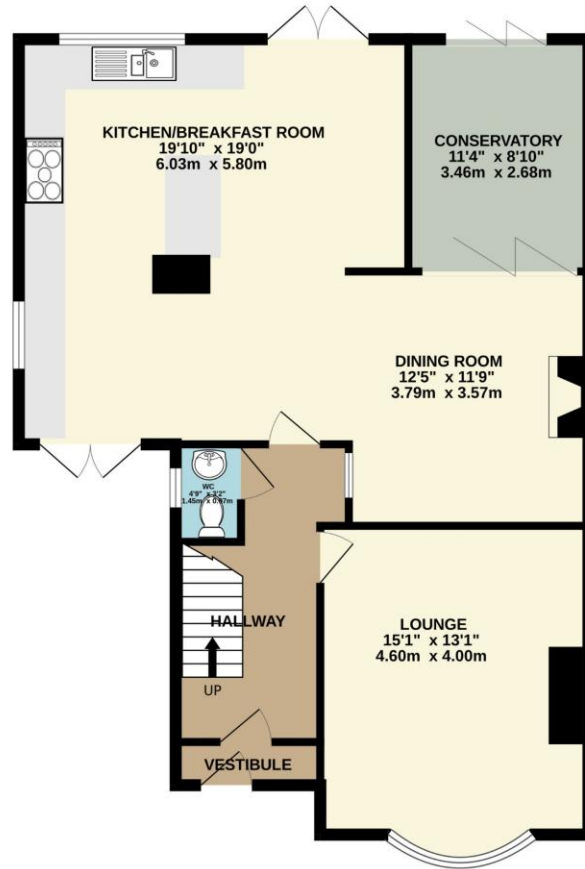
To view this property call Lang Town & Country Estate Agents on **01752 256000**.

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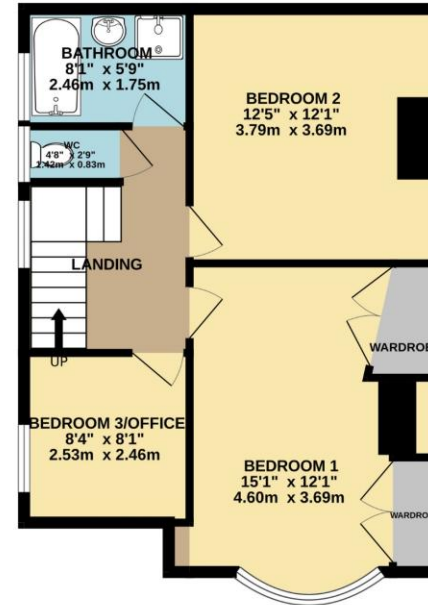




GROUND FLOOR  
905 sq.ft. (84.1 sq.m.) approx.



1ST FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1436 sq.ft. (133.4 sq.m.) approx.

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