



54 Briar Road

Hartley, Plymouth, PL3 5JH

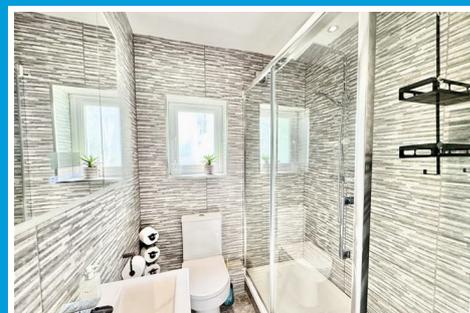
Guide Price £550,000



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BRIAR ROAD, HARTLEY, PLYMOUTH, PL3 5JH

GUIDE PRICE £550,000 - £575,000

LOCATION

The property enjoying a tucked away relatively quiet position found towards the end of Briar Road in the popular & established residential area of Hartley. A good variety of local services & amenities found close by in Hartley, Higher Compton & Mannamead. The position convenient for access into the city & close by connection to major routes in other directions.

SUMMARY

An impressive home offering flexibility of layout & usage. Substantially extended & somewhat tardis like from the front. Standing on a generous-sized plot with excellent parking facilities for some 7 vehicles off-street & 2 long tandem style double length garages. To the rear delightful private patio & gardens with long views from the rear. The property upgraded & improved over the years with a quality specification. The benefit of good connectivity with cable via Virgin & BT in the office. A modern gas boiler serviced annually & the property having the benefit of uPVC double-glazing. The kitchen re-fitted in summer of 2023 & the main bathroom in 2024 as was the annexe bathroom in 2024.

ACCOMMODATION

Double doors open into a long wide central hall off

which is the double length lounge, triple aspect, with corner set electric stove. A spacious quality fitted kitchen/dining room with quartz marble tops & up-stands, 6 USB sockets, an excellent range of storage including 2 corner larder cupboards. Lighting including LED under-mounted lights. Millar 6 ring variable sized hob, 3 self cleaning Neff ovens & microwave. Ideal gas boiler servicing the central heating & domestic hot water. 3 spaces & plumbing for washing machine, tumble-dryer & dishwasher. A well appointed modern fitted shower room with shower, twin wash hand basin's & wc. Staircase rises to the first floor & further steps descend to the rear where there is a potential annexe. A hall gives access to 2 further good-sized double bedrooms & a shower room with shower, wc & wash hand basin.

At first floor level, 2 further double bedrooms, 1 with walk-in wardrobe & en-suite shower room with shower, wc & wash hand basin.

Externally off street parking for 7 vehicles & with 2 long tandem style garages, an office located behind one of them. Grounds include a delightful, walled, low maintenance courtyard with gated access to the lawn garden off-which is a well serviced Man Cave with 7 double sockets & trip switch.

CENTRAL HALL

4' wide (1.22m wide)

KITCHEN/DINING ROOM

20'9 x 13'1 (6.32m x 3.99m)

DOUBLE LENGTH LOUNGE

26'7 x 13'1 max (8.10m x 3.99m max)

SHOWER ROOM

11'10 x 5'5 (3.61m x 1.65m)

BEDROOM ONE

13'7 x 12'10 (4.14m x 3.91m)

BEDROOM TWO

13'7 x 9' (4.14m x 2.74m)

FIRST FLOOR

LANDING

BEDROOM THREE

14'4 x 13'1 max (4.37m x 3.99m max)

WALK-IN WARDROBE

7'7 x 5'9 (2.31m x 1.75m)

EN-SUITE SHOWER ROOM

6'2 x 4'2 (1.88m x 1.27m)

BEDROOM FOUR

17'5 x 13'1 max (5.31m x 3.99m max)

GARAGE ONE

28'2 x 10'8 (8.59m x 3.25m)

GARAGE TWO

19'11 x 10'10 (6.07m x 3.30m)

OFFICE

9'6 x 7'5 (2.90m x 2.26m)

MAN CAVE

13'4 x 7'6 (4.06m x 2.29m)

COUNCIL TAX

Plymouth City Council

Council Tax Band: C

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.



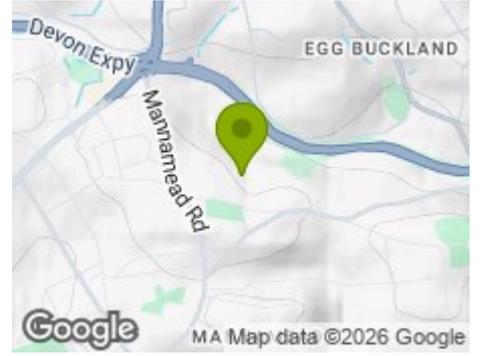
Road Map



Hybrid Map



Terrain Map



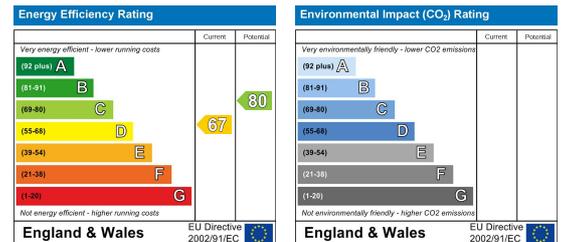
Floor Plan



Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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