



5 Venn Court, Hartley, Plymouth, Devon, PL3 5NS



Price £750,000



Located within the highly sought-after and relatively quiet cul-de-sac of Venn Court in Hartley, this exceptional detached family home enjoys a prime position opposite King's School and boasts open, far-reaching views from the rear elevation. Having been comprehensively refurbished throughout to an exacting standard, the property offers beautifully presented accommodation that effortlessly combines contemporary styling, high-quality finishes and generous proportions, making it ideal for modern family living. With five bedrooms, four of which are generous doubles, a west-facing garden and the benefit of being offered to the market with no onward chain, this is a superb opportunity to acquire a truly impressive family home.

A welcoming reception hall leads through to the principal living spaces. The impressive lounge is flooded with natural light and enjoys direct access to the patio terrace, creating a seamless connection between indoor and outdoor living. A separate dining room, enhanced by a striking extension featuring a huge picture window, provides an elegant setting for family meals and entertaining while taking full advantage of the open, far-reaching views beyond. At the heart of the home is a beautifully appointed, high-end German kitchen, thoughtfully designed with both style and practicality in mind and featuring quality AEG appliances and luxurious quartz worksurfaces. A versatile games room offers excellent flexibility and could equally serve as a family room, playroom, home gym or hobby space, while a ground-floor cloakroom/WC completes the accommodation on this level.

To the first floor, a spacious landing provides access to five bedrooms. The principal bedroom suite benefits from a dedicated dressing room and contemporary en-suite shower room, creating a superb private retreat. Three further double bedrooms offer excellent accommodation for family members and guests, while the fifth bedroom provides flexibility for use as a single bedroom or a dedicated home office. A beautifully appointed family bathroom serves the additional bedrooms.

Externally, the property is equally impressive. A large driveway provides ample off-road parking and leads to the double garage, which also incorporates a useful utility area. To the rear, the west-facing garden has been designed for both relaxation and entertaining, enjoying sunshine throughout the day and into the evening. Predominantly laid to lawn, the garden offers plenty of space for families to enjoy, while a sheltered undercover seating area with storage cupboards, creates the perfect setting for al fresco dining and social gatherings with family and friends. The combination of a sunny aspect and the open, far-reaching views makes this an especially appealing outdoor space.

Ideally positioned to take advantage of the excellent amenities within nearby Hartley and Mannamead, as well as convenient access to Plymouth city centre and major transport routes, this superbly renovated home combines an enviable residential setting with stylish, spacious and versatile accommodation. With its high-specification German kitchen, impressive dining room extension, five bedrooms, double garage and attractive west-facing garden, this outstanding property represents a rare opportunity to secure a beautifully finished family residence in one of Plymouth's most desirable residential locations. Offered for sale with no onward chain.

Agents Note: In accordance with the Estate Agents Act (1979), we hereby disclose that the owner of this property is an employee at Lang Town & Country.

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



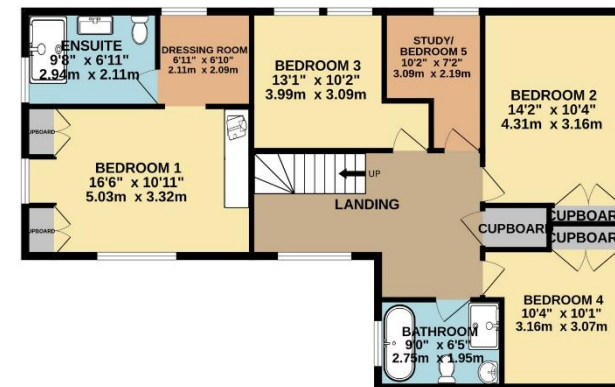




GROUND FLOOR
1153 sq.ft. (107.2 sq.m.) approx.



1ST FLOOR
951 sq.ft. (88.4 sq.m.) approx.



TOTAL FLOOR AREA : 2105 sq.ft. (195.5 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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