

lukeboon.expuk.com
01752 295996
07810 601815 (WhatsApp)
luke.boon@expuk.com

Facebook - lukeboonestateagent
Instagram - @lukeboonestateagent
Youtube - @lukeboonestateagent

LUKE BOON

POWERED BY
exp ^{UK}
Personal Estate Agent



5 BEDROOMS



4 RECEPTION ROOM



4 BATHROOM



2327 SQ.FT



FREEHOLD

POWDERHAM ROAD
HARTLEY VALE
PL3 5SG

£600,000 - £625,000

Delightful & extended, detached family home. Five double bedrooms, four bathrooms, extensive south-facing rear garden, three reception rooms & an annexe. Viewing highly advised



LUKE BOON

Personal Estate
Agent



lukeboon.expuk.com
01752 295996
07810 601815 (WhatsApp)
luke.boon@expuk.com

Facebook - lukeboonestateagent
Instagram - @lukeboonestateagent
Youtube - @lukeboonestateagent

Situated within the highly sought-after residential area of Hartley Vale, Powderham Road is a quiet and established address renowned for its attractive family homes, pleasant surroundings, and excellent connectivity. Enjoying a peaceful setting, the property is ideally positioned for easy access to Plymouth city centre, Derriford Hospital, and the A38 Devon Expressway, making it perfectly suited to commuters and growing families.

Hartley Vale is one of Plymouth's most desirable suburban neighbourhoods, offering an excellent balance of green open spaces, quality local amenities, and highly regarded schools. The area has a strong sense of community and provides easy access to nearby parks, woodland walks, and recreational facilities.

Plymouth railway station offers direct services to London Paddington and Birmingham New Street, while the city centre provides an extensive range of shopping, dining and entertainment options, including Drake Circus Shopping Centre, The Barcode Leisure Complex and Theatre Royal Plymouth. The historic Barbican and the vibrant Royal William Yard are also within easy reach, offering an excellent selection of restaurants, cafés and independent businesses.

The property is entered via a welcoming entrance porch, providing practical space for coats and shoes before leading into the main hallway. The hallway offers access to the principal living accommodation, a useful storage cupboard, stairs rising to the first floor, and a convenient ground floor shower room fitted with a shower cubicle, wash hand basin and WC, complemented by tiled splash backs and an extractor fan.

The heart of the home is the impressive open-plan living space, which seamlessly combines the lounge, dining area and kitchen to create a superb family and entertaining environment.

The extended lounge is flooded with natural light through three skylights together with windows to the side and rear elevations. A door leads to the utility room, while an archway opens into the dining area.

The generous dining area comfortably accommodates a large dining table and enjoys direct access to the south-facing rear garden through sliding patio doors. It flows effortlessly into the well-appointed kitchen. The kitchen features a range of wall and base units, generous worktop space, an integrated dishwasher and room for additional appliances. A breakfast bar provides both a practical workspace and a natural division between the kitchen and dining areas.

LUKE BOON

POWERED BY
exp UK
Personal Estate Agent

A separate snug offers a cosy retreat with dual aspect windows and an attractive feature fireplace incorporating an inset gas fire. A connecting door provides internal access to the annexe.

The first-floor landing leads to four double bedrooms and the family bathroom. Additional features include a large airing cupboard housing the combi boiler, further built-in storage cupboards, loft access and a front-facing window.

The principal bedroom suite is a standout feature, offering a spacious double bedroom, a beautifully presented en-suite shower room and a dedicated dressing room.

The bedroom benefits from two large front-facing windows, while the fully tiled en-suite comprises a generous walk-in shower, wash hand basin, WC, heated towel rail and skylight. The adjoining dressing room provides excellent storage and is naturally illuminated by two light tunnels.

Bedrooms two, three and four are all comfortable doubles, with bedroom two also benefiting from fitted wardrobes.

Completing the first floor is the fully tiled family bathroom, fitted with a panelled bath with shower over, wash hand basin, WC, heated towel rail and an obscured rear window.

A significant advantage of this home is the self-contained annexe, which has its own private entrance and is currently arranged as a home office.

The accommodation comprises a bedroom, reception room, kitchenette and shower room, making it ideal for multi-generational living, independent guests, working from home or potential rental opportunities (subject to any necessary consents).

The annexe also benefits from direct access to both the driveway and the rear garden.

The private, south-facing rear garden has been designed for low maintenance while providing an attractive outdoor entertaining space. A generous paved patio is perfectly positioned to enjoy the afternoon and evening sun, while mature shrubs and planting create a pleasant and secluded setting. The garden is fully enclosed with side access leading to the front of the property.

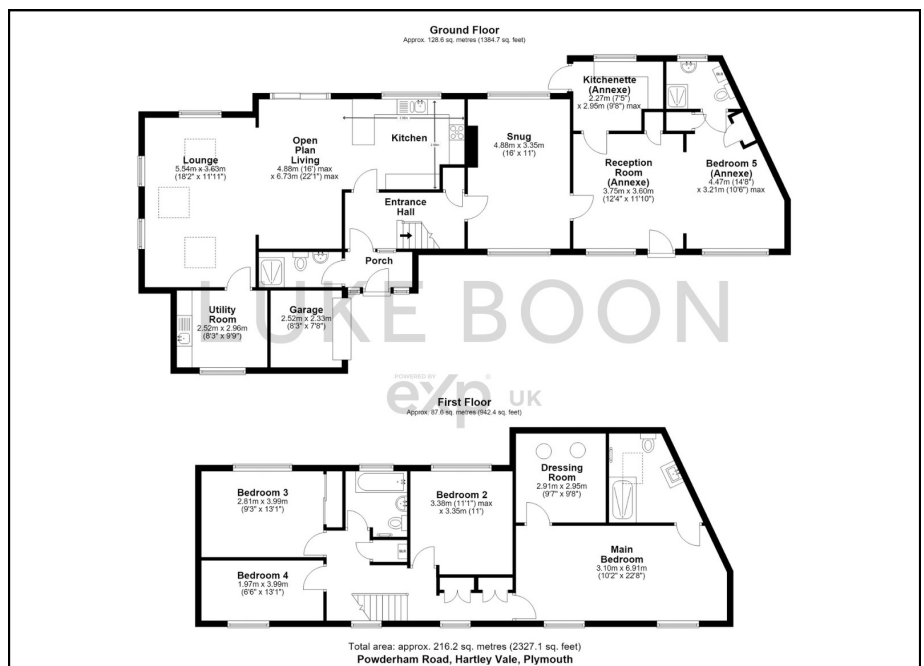
To the front, a resin driveway provides off-road parking for multiple vehicles and leads to a half-size garage equipped with power and lighting.

Tenure: Freehold

Council Tax Band: D

Services: Mains gas, electricity, water and drainage. Fibre broadband connected.

EPC: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Website Link

Any questions? Want to make an offer?
Please get in touch

lukeboon.expuk.com

01752 295996

07810 601815 (WhatsApp)

luke.boon@exp.uk.com

Facebook - lukeboonestateagent

Instagram - @lukeboonestateagent

Youtube - @lukeboonestateagent