



1 The Drive

Hartley, Plymouth, PL3 5SU

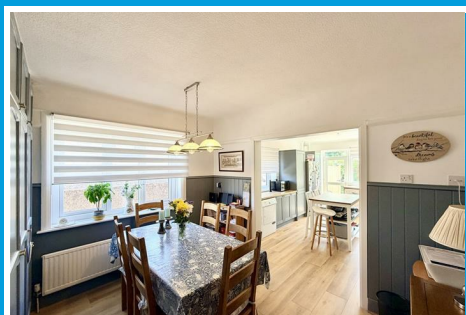
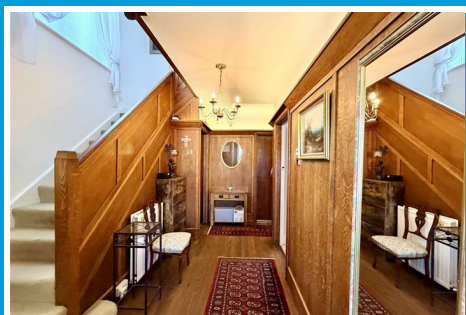
Guide Price £650,000



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THE DRIVE, HARTLEY, PLYMOUTH, PL3 5SU

SUMMARY

A spacious, semi-detached house understood to have been built circa 1936. Standing on a generous sized level plot. Excellent parking on a double width drive, a wide side drive & 30' large new garage. Generously proportioned accommodation with remodelled porch, a spacious panelled reception hall, downstairs cloakroom/wc, a good sized lounge with fireplace, a snug (former dining room), sun room, breakfast room & spacious modern fitted integrated kitchen. There are 4 bedrooms, the master bedroom with an en-suite shower room, a family bathroom/wc. A long, southerly facing enclosed rear garden. The property has the benefit of newly installed double-glazing & recently replaced exterior doors.

LOCATION

Found in the prime, popular & established residential area of Hartley. This property is located on the southerly side of the drive. variety of local services & amenities near-by & convenient for access into the city & close by connections to major routes in other directions.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

5'3 x 3'3 (1.60m x 0.99m)

RECEPTION HALL

16'8 x 9'3 (5.08m x 2.82m)

Panelled walls. Staircase rises & turns to the 1st floor.

WC

6' x 4'3 maximum (1.83m x 1.30m maximum)

'L-shaped'. White modern wc & wash-hand basin.

LOUNGE

16'9 x 14'6 maximum (5.11m x 4.42m maximum)

Wide bay window to the front with built-in seat. Focal feature fireplace with fitted coal effect gas fire. Double doors into:

SNUG (FORMER DINING ROOM)

13'8 x 12'3 maximum (4.17m x 3.73m maximum)

Fireplace with Morso wood burning stove. Three glazed doors into:

SUN ROOM

9'11 x 9'7 (3.02m x 2.92m)

Patio-style doors overlook & open to the rear garden.

BREAKFAST ROOM

11'6 x 10'8 (3.51m x 3.25m)

Picture rail. Dado rail with panelling under. Fitted unit. Archway into:

KITCHEN

16' x 11'4 (4.88m x 3.45m)

Quality new fitted integrated kitchen with excellent range of cupboard & drawer storage. 1.5 bowl sink unit. Integrated appliances to include dual oven/grill. 5 ring gas hob with extractor hood over. Appliances include a Bosch dishwasher, Bosch washing machine & AEG tumble dryer. Space for American style fridge/freezer. Cupboard housing the Worcester Combi boiler installed in 2025.

FIRST FLOOR

LANDING

2 large storage cupboards. Access into large insulated loft with potential for conversion.

MASTER BEDROOM

17' x 11'7 maximum (5.18m x 3.53m maximum)

Window overlooking the rear garden with built-in seat and storage under. Built-in wardrobe/cupboard storage. Door into:

EN-SUITE SHOWER ROOM

White suite with wc, wash-hand basin & shower.

BEDROOM TWO

17'11 x 14'5 maximum (5.46m x 4.39m maximum)

Bay window to the front. Built-in wardrobe.

BEDROOM THREE

18'8 x 12'3 maximum (5.69m x 3.73m maximum)

Range of built-in bedroom furniture.

BEDROOM FOUR/STUDY

9'3 x 6'9 (2.82m x 2.06m)

Window to the front.

BATHROOM

Window to the side. Quality white suite including bath with mixer tap & shower attachment. New corner quadrant shower. Wash-hand basin. Wc.

EXTERNALLY

21' wide entrance opens into a new laid drive. Double width parking at the front. Incorporating drainage & a soakaway. 66' long x 9'6 wide drive. Lawned rear garden. Patio areas next to the property ideal for alfresco entertaining. Pergola. A long southerly facing & safe garden for children to play in.

CARPORT

16'11 x 10'5 (5.16m x 3.18m)

Marine grade aluminium double doors to the drive. Door to the rear garden. New garage up & over door into:

GARAGE

30' x 14' (9.14m x 4.27m)

New concrete construction garage with pitched roof. Separate consumer unit for electric & lighting. Shed/Store & further outbuilding.

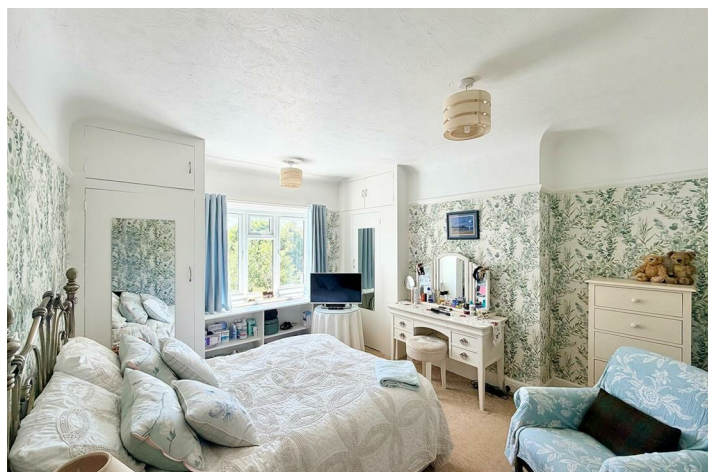
COUNCIL TAX

Plymouth City Council

Council Tax Band: E

SERVICES

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



Road Map



Hybrid Map



Terrain Map



Floor Plan

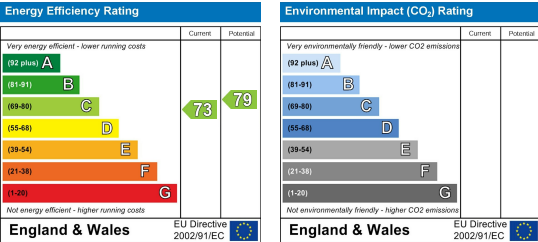


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Viewing

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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