



## 18 Burleigh Manor

Hartley, Plymouth, PL3 5NT

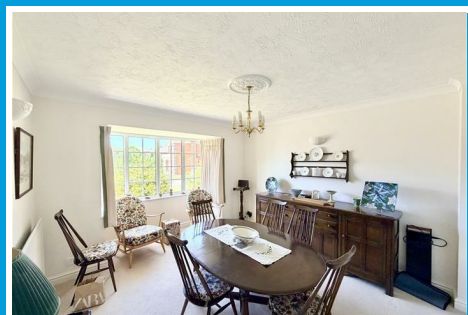
Guide Price £650,000



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## BURLEIGH MANOR, HARTLEY, PLYMOUTH, PL3 5NT

**GUIDE PRICE £650,000 - £700,000**

### SUMMARY

This property has been owned & occupied since it was newly built in 1995 by Clarke Quality Homes. With a quality original specification & the property looked after well over the years, upgraded & improved. For example, with renewed new bathroom suites and wc's, a replacement boiler.

Entering the accommodation through the entrance porch, giving access to an entrance lobby & from here, a door leading to the spacious reception hall. Good sized front-set dining room with a box bay window & twin-doors opening up to the generous sized lounge. Focal feature coal-effect gas fire with polished surround. Patio-style door overlooking the rear garden. Modern cloakroom/wc. A generous sized, integrated kitchen/breakfast room. An excellent range of storage & integrated appliances include Siemens double oven/grill, AEG electric hob with an extractor hood over, stainless steel 1.5 sink unit, Bosch dishwasher, a separate fridge/freezer. Doorway leads into the utility room with a window and door to the side & a stainless steel sink.

At first floor level, a spacious landing with a window to the front, gives access to 5 bedrooms & 3 bathrooms. The large master bedroom with a built-in wardrobe & off to the well-appointed en-suite bathroom with a bath having a thermostatic shower over wc & wash-hand basin. A guest bedroom, also with an en-suite shower room, comprising a shower, wc & wash-hand basin. A well-appointed family bathroom with a thermostatic shower over the bath wc & wash hand basin.

A generous sized double garage housing the Worcester boiler which services the central heating & domestic hot water. Double width & double length drive easily accommodates 2 vehicles off-street with access to the double garage. Well kept mature garden to the front a gate to the side, leading through to the enclosed side & rear garden to the back with wide areas of lawn and various patio areas.

### LOCATION

Set in this private residential development of Burleigh Manor, found within the popular established & sought after area of Hartley. The position is convenient for access into the city & close-by connection to major routes in other directions. With a good variety of local services & amenities to hand.

### ACCOMMODATION

#### GROUND FLOOR

##### PORCH

5'3" x 2'6" (1.60m x 0.76m )

##### LOBBY

5'2 x 4'6 (1.57m x 1.37m)

##### RECEPTION HALL

16'11 x 9'8 maximum (5.16m x 2.95m maximum )

##### DINING ROOM

14'3 x 11'11 maximum (4.34m x 3.63m maximum)

##### LOUNGE

18 x 11'11 (5.49m x 3.63m )

##### WC

6'11 x 3'10 (2.11m x 1.17m )

### KITCHEN/BREAKFAST ROOM

18' x 8'4 minimum (5.49m x 2.54m minimum)

### UTILITY ROOM

8'1 x 5'1 (2.46m x 1.55m )

### DOUBLE GARAGE

19'1 x 16'5 (5.82m x 5.00m )

### FIRST FLOOR

### LANDING

### MASTER BEDROOM

15'10 x 10'7 (4.83m x 3.23m )

### EN-SUITE BATHROOM

8'3 x 6'3 (2.51m x 1.91m )

### BEDROOM TWO

12' x 11'5 (3.66m x 3.48m )

### EN-SUITE SHOWER ROOM

7'5 x 6' (2.26m x 1.83m)

### BEDROOM THREE

11'10 x 10'5 (3.61m x 3.18m)

### BEDROOM FOUR

9'5 x 7'1 (2.87m x 2.16m )

### BEDROOM FIVE

8'2 x 7'5 (2.49m x 2.26m )

### BATHROOM

8' x 5'10 (2.44m x 1.78m )

### EXTERNALLY

Double garage & mature.

### COUNCIL TAX

Plymouth City Council

Council Tax Band: G

### SERVICES

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



## Road Map



## Hybrid Map

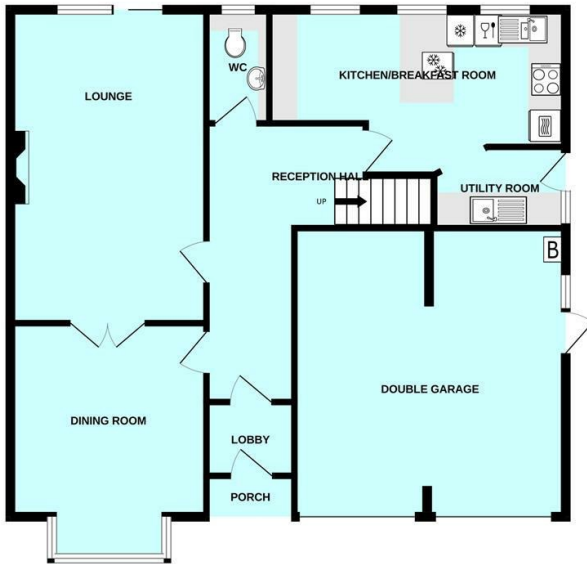


## Terrain Map

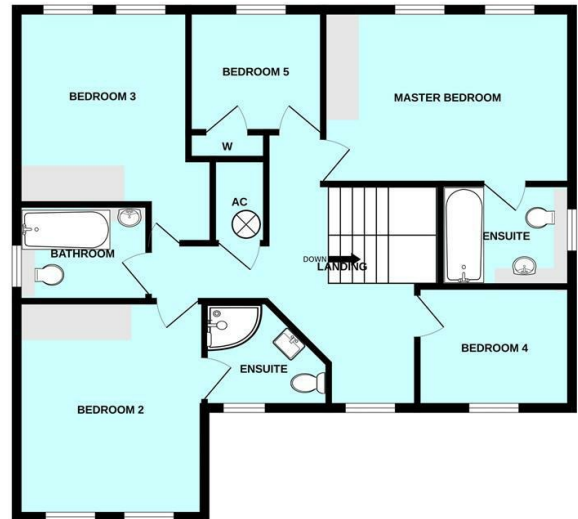


## Floor Plan

GROUND FLOOR



1ST FLOOR

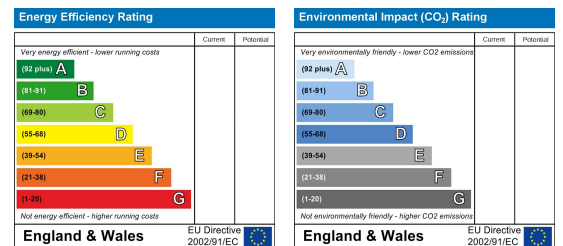


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## Viewing

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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