



Briar Road, Hartley, Plymouth, Devon, PL3 5JH

£285,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

A period family home offering three well-proportioned bedrooms, an expansive kitchen-diner, and a desirable west-facing garden, all within a sought-after location just a short walk from Compton Primary School. Quote MK1466158 to view this property.

This charming residence combines original character with modern family living. Upon entering, the reception hall provides a welcoming space perfect for coat and shoe storage and leads into the ground floor accommodation. The spacious lounge, featuring a generous bay window is a bright and airy room complete with a cosy wood burner.

The heart of this home is undoubtedly the large kitchen-diner, offering ample space for both cooking and dining, making it ideal for family meals and entertaining. This area flows out to the garden via a practical utility lobby providing plumbing for your washing machine and additional space for household storage.

On the first floor you will find three bedrooms, two of which are generous double rooms plus a third single bedroom. Also leading off the landing is the family bathroom, plus there is access to the attic for extra storage.

Externally, the property boasts an enclosed west-facing garden, providing a private outdoor area for enjoying the afternoon and evening sunshine. There are also some outbuildings, and the garden has a lawn area and is walled for privacy and security, ideal for young children and pets. At the front of the property you will find a parking hardstand, a rare find for this location, you can comfortably park one car at the front and the opportunity to park a second car at the side.

The property benefits from gas central heating and double glazing and holds an EPC rating of 60D. It is registered in Council Tax Band C, its "chain ready" status makes for a smooth move. Please Quote MK1466158 to view this property,

Reception Hall

Lounge - 5.14m x 3.96m (16'10" x 12'11") Into Bay

Kitchen/Diner - 5.78m x 3.15m (18'11" x 10'4")

Utility/Lobby - 2.26m x 2.03m (7'4" x 6'7")

First Floor Landing

Bedroom 1 - 4.27m x 3.6m (14'0" x 11'9")

Bedroom 2 - 3.87m x 3.21m (12'8" x 10'6")

Bedroom 3 - 3.15m x 2.09m (10'4" x 6'10")

Bathroom







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