



SELL • LET • MANAGE

Venn Way, Plymouth, PL3 5PN
Offers Over £550,000 Freehold

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Venn Way

Plymouth, PL3 5PN

- Semi Detached Family Residence
- Three Reception Rooms
- Studio/Garden Room
- Generous Accommodation
- Ample Parking
- Five Bedrooms
- Prime Hartley Location
- Exquisitely Presented
- Enclosed Rear Garden
- Council Tax Band E

DC Lane are thrilled to showcase this splendid five bedroom residence occupying a prime position within sought after Hartley and within easy reach of the A38, City Centre, local amenities and well placed for excellent schooling.

With extended family living and entertaining spaces the welcoming hallway leads into the principle reception room with working feature fireplace and ornate ceiling tastefully decorated and styled creating a restful and inviting atmosphere – the perfect backdrop for your favourite objet d'art. The dining room with attractive wooden flooring has French doors to the garden and opens into a contemporary kitchen with ample cabinets, integrated appliances and solid wood worktop seamlessly flowing through to a cosy snug area with useful shower room/wc. The garage has been converted into a further reception room, playroom or home office and boasts dual aspect French doors leading to an enclosed courtyard area. To the first floor there are five bedrooms, one uniquely designed with ladder to a mezzanine level with vaulted ceiling and velux window, all serviced by a luxurious bathroom with separate shower cubicle. The rear bedrooms enjoy superb far reaching views towards Plymouth Sound and beyond.

The generous garden mainly laid to lawn features a decked area and verandah, a lovely space to enjoy the garden whatever the weather however the highlight of the garden is the bespoke super sized garden room designed and built by a timber frame design company creating the WOW factor with it's cedar clad facade. This tremendous space insulated and double glazed has endless possibilities and could be utilised as a studio, home gym, entertainment bar or even a home cinema

The front driveway boasting ample parking for several vehicles completes this tastefully presented family home. Featuring a quality finish throughout, ensuring that every corner reflects a high standard of craftsmanship and attention to detail, a viewing is most definitely recommended.



Ground Floor

Lounge	15'4" x 13'0" (4.68 x 3.97)
Dining Room	13'2" x 13'5" (4.02 x 4.10)
Kitchen	11'2" x 14'9" (3.42 x 4.50)
Snug	7'8" x 8'5" (2.34 x 2.58)
Shower Room	2'9" x 8'5" (0.86 x 2.58)
Office	7'8" x 16'8" (2.36 x 5.10)

First Floor

Bedroom One	14'2" x 13'1" (4.32 x 3.99)
Bedroom Two	12'7" x 13'4" (3.86 x 4.08)
Bedroom Three	11'0" x 8'7" (3.36 x 2.64)
Bedroom Four	6'3" x 7'2" (1.92 x 2.20)





Bedroom Five & Mezzanine	7'8" x 18'0" (2.36 x 5.49)
Family Bathroom	8'0" x 9'3" (2.44 x 2.83)
Landing	9'6" x 16'5" (2.90 x 5.01)
External	
Garden Room/Studio	13'10" x 21'0" (4.24 x 6.41)

Directions

From the DC Lane office stay on Mannamead Rd/B3250 0.8 mi Turn left onto Torr Ln 0.1 mi Turn left onto Venn Grove 180 ft Turn right onto Venn Way 207 ft and the property can be found on the left.

Scan for Material Information

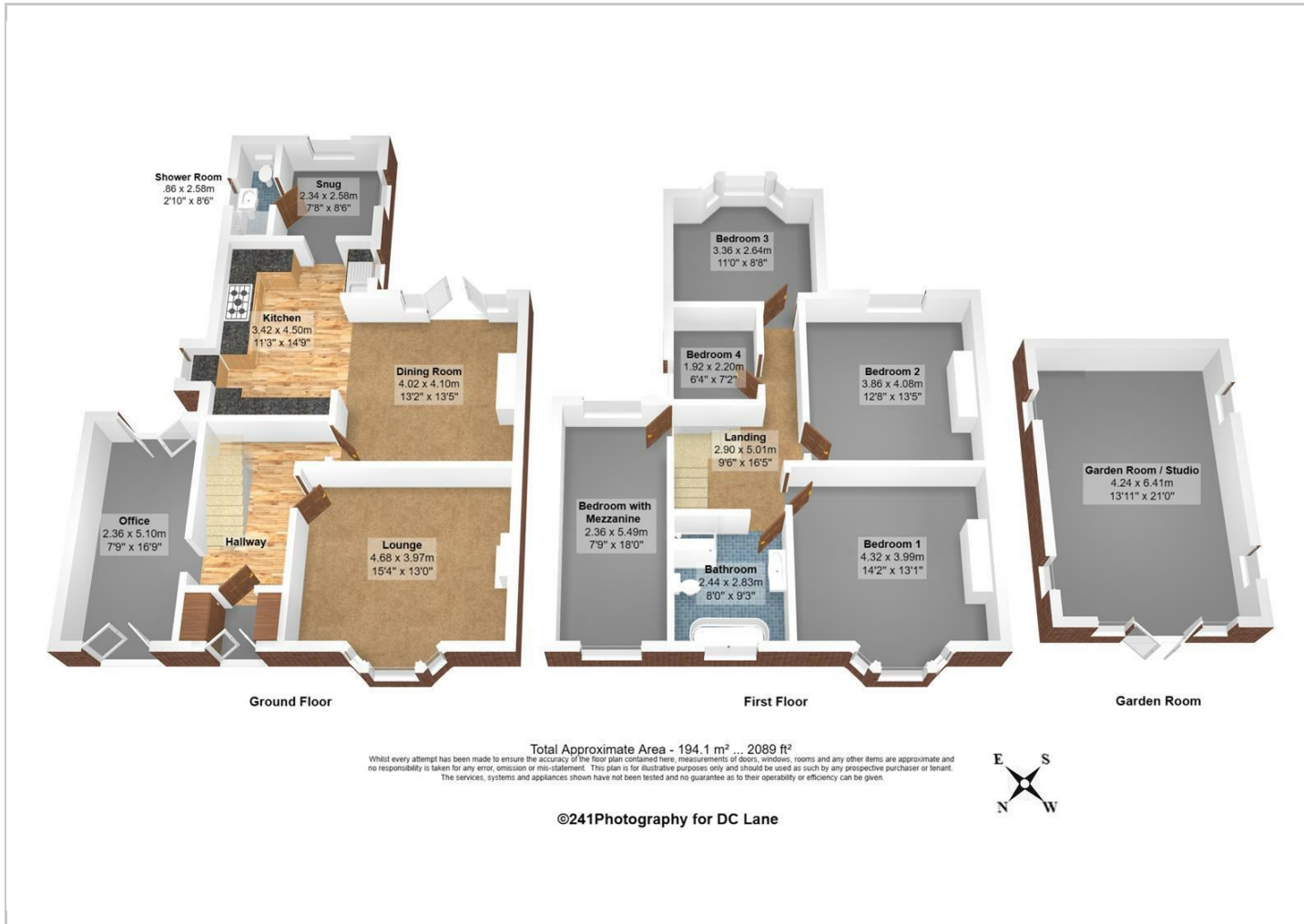


Council Tax Band: E

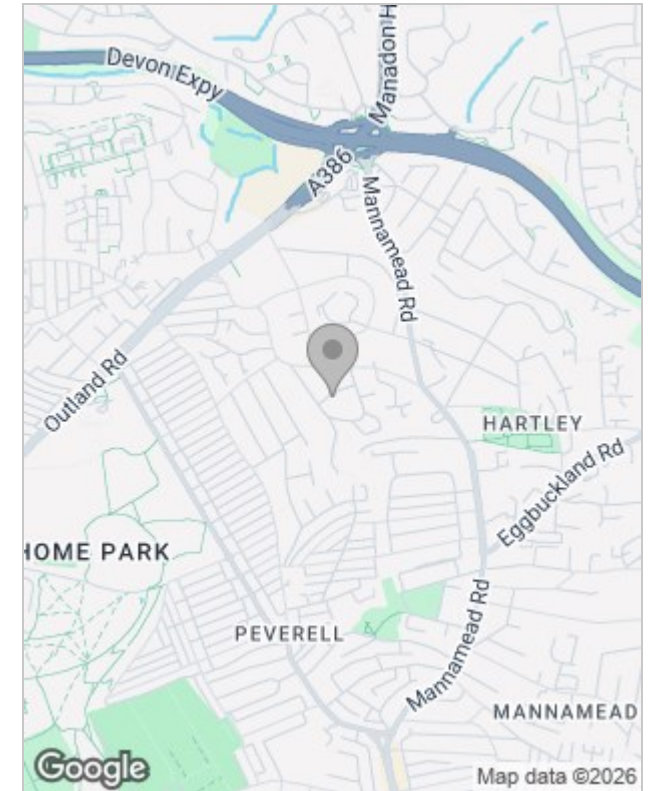




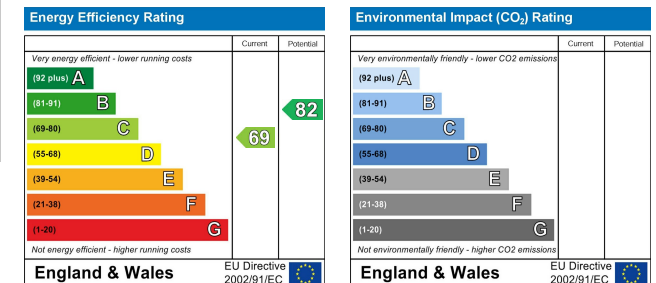
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

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