Briar Road, Plymouth, PL3 5JH

£360,000 Freehold

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Briar Road

Plymouth, PL3 5JH

£360,000

- Semi Detached Family Home
- Sought After Hartley Location
- Contemporary Kitchen
- Large Conservatory
- Enclosed Rear Garden
- Three Bedrooms
- Stylish Interiors
- New Roof & Windows
- Brick Paved Driveway Two Vehicles
- Council Tax Band C

DC Lane are delighted to present this beautifully appointed semi detached family home, positioned along a quiet road in the sought after area of Hartley. Ideally located for local amenities, transport links and excellent schooling, this charming property effortlessly combines contemporary style with warmth, character and inviting living spaces. Further enhanced by a new roof and windows installed just two years ago, the property offers an appealing blend of character, modern comfort and practicality.

The welcoming hallway leads into the elegant living room, a particularly inviting space featuring an open fireplace, modern sash windows and attractive LVT flooring, which continues throughout the ground floor reception rooms. Natural light enhancing the space, the spacious dining room provides an ideal setting for entertaining and family gatherings, with ample room for a statement dining table positioned in front of a further open fire. The contemporary kitchen with sleek, quality cabinetry incorporates integrated appliances, discreetly concealed to maintain a clean, streamlined finish. The conservatory, added in recent years, provides a versatile additional reception space, whether enjoyed as a relaxed sitting area, an entertaining space or a dedicated home gym, this light filled room offers flexibility to suit a variety of lifestyles, with direct access to the rear garden. To the first floor, the property offers three well proportioned bedrooms, comprising two generous doubles and a comfortable single bedroom. These are complemented by a modern family bathroom, finished in a tasteful contemporary style and featuring a shower over the bath.

The rear garden laid to lawn is enclosed by timber fencing with a stone storage shed and a pathway provides convenient access between the front and rear. To the front a brick paved driveway provides the valuable benefit of off street parking for two vehicles.

A viewing is highly recommended of this stylish appealing Hartley home

Ground Floor	
Lounge	12'0" x 12'5" (3.67 x 3.80)
Dining Room	9'0" x 12'2" (2.76 x 3.73)
Kitchen	9'0" x 12'2" (2.76 x 3.73)
Garden Room	18'7" x 7'10" (5.68 x 2.41)
First Floor	
Bedroom One	11'5" x 12'5" (3.50 x 3.80)
Bedroom Two	11'5" x 12'2" (3.50 x 3.73)
Bedroom Three	6'7" x 8'11" (2.02 x 2.74)
Bathroom	6'7" x 6'7" (2.02 x 2.02)

Directions

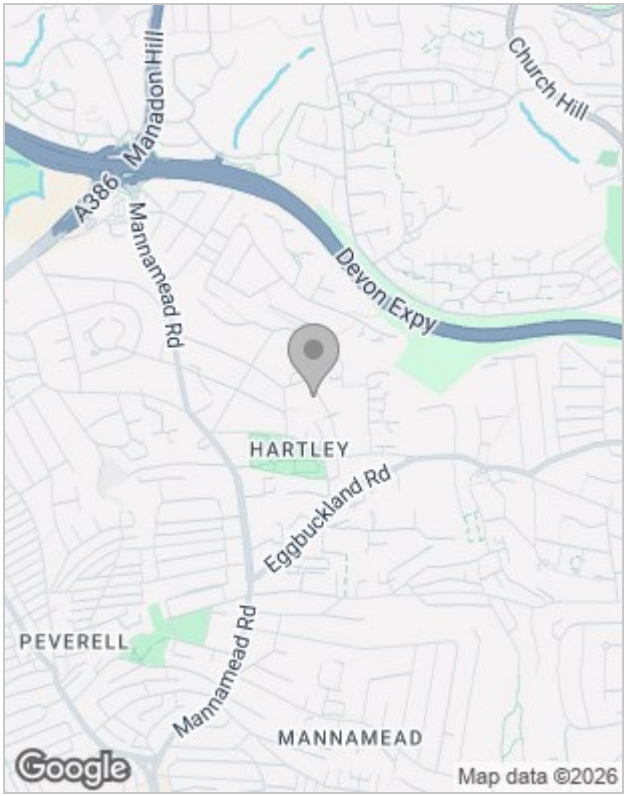
From the office Turn right onto Mannamead Rd/B3250 Turn right onto Eggbuckland Rd At the roundabout, take the 1st exit onto Higher Compton Rd Turn right onto Widey View Continue onto Briar Rd and the property can be found on the left.

Scan for Material Information

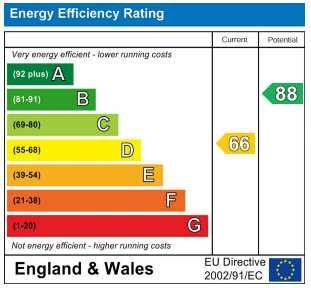
Council Tax Band: C

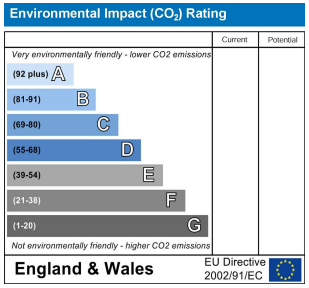
Floor Plans

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.

99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ
01752 874242 | hello@dclane.co.uk | www.dclane.co.uk