



1 Venn Court

Hartley, Plymouth, PL3 5NS

Price Guide £550,000



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THE PROPERTY

A most spacious modern detached house which was a former show home. It was purchased by the current owners circa.2000 and subsequently extensively upgraded and improved over the years with expensive fittings. The property provides a well kept and comfortably appointed home. It offers good potential and would benefit from some modernisation. On the ground floor with hall, useful downstairs cloakroom/WC, spacious dual aspect sitting room with french doors opening to the large rear set deck patio enjoying views across the city, a good size dining room with similar long views and a recently fitted spacious integrated kitchen with high quality Miele appliances. A useful utility room and from here, access into the generous size integral double garage.

At first floor level, a landing gives access to five bedrooms, the large master bedroom with built in furniture and having a well appointed en suite shower room. A well appointed family bathroom/WC.

With private parking on the drive, mature gardens to front, side access and mature back garden. Accessed from the rear garden are cellar rooms with excellent head height, good for storage with power and lighting.

LOCATION

Set in this relatively quiet cul de sac of Venn Court, lying opposite the private Kings School and with far reaching views from the rear. Enjoying a good variety of local services and amenities which are found nearby in Mannamead and Hartley. The position is convenient for access into the city and close by connection to major routes in other directions.

ACCOMMODATION

GROUND FLOOR

STORM PORCH

Coach lamp. PVC panelled front door with adjoining window into:

RECEPTION HALL

16'9 x 10'10 max (5.11m x 3.30m max)

Staircase with carpeted treads, timber hardwood newel post and banister and rails rises and turns to the first floor. Cloaks cupboard.

WC

White modern suite with close coupled WC and Utopia wash hand basin with cupboard under and mirror fronted cabinet over.

SITTING ROOM

18' x 13' (5.49m x 3.96m)

Two windows to the side. Double glazed sliding door to the rear with far reaching views looking across the city towards the countryside of Cornwall in the distance. Focal feature fireplace with timber surround, marble fireback and hearth. Double doors into:

DINING ROOM

12'6 x 11'2 max (3.81m x 3.40m max)

Two windows to the rear with similar long views towards Cornwall. Multi paned glazed door to the hall.

KITCHEN/BREAKFAST ROOM

13' x 12'9 (3.96m x 3.89m)

Two windows to the rear with similar long views towards Cornwall in the distance. A modern fitted integrated kitchen with an excellent range of cupboard and drawer storage set in wall and base units running along three sides. Roll edge work surfaces with matching up stands and tiled splash backs. One and a half bowl sink with chrome mixer tap. Quality integrated appliances include Bosch automatic dishwasher, Miele fridge/freezer, four ring Schott Ceran hob with Miele extractor hood over. Three various Miele ovens including steam oven, microwave and combination oven, warming drawer. Door to:

UTILITY ROOM

10'11 x 7'5 (3.33m x 2.26m)

Window and PVC part double glazed door to the side. Fitted with a range of cupboard and drawer storage set in wall and base units running along two sides. Roll edge work surfaces. Tiled splash backs. Stainless steel sink. Space and plumbing suitable for automatic washing machine, tumble dryer and for upright freezer. Door into:

DOUBLE GARAGE

18'1 x 18' (5.51m x 5.49m)

Two windows to the side. Up and over door to the front on remote control activation. Floor standing Worcester high powered boiler servicing the central heating and domestic hot water.

FIRST FLOOR

LANDING

Window to the side. Built in airing cupboard.

MASTER BEDROOM

13' x 12'7 overall (3.96m x 3.84m overall)

Two windows to the rear with long views towards rolling countryside and Cornwall in the distance. Built in bedroom furniture including wardrobes, cupboards and drawers. Door to:

EN SUITE SHOWER ROOM

7'4 x 6'7 (2.24m x 2.01m)

Obscure glazed window to the side. White modern suite with close coupled WC, wall hung wash hand basin, bidet and good size tiled shower with thermostatic shower control. Range of fitted bathroom storage.

BEDROOM TWO

11'2 x 10'1, in part 12'7 max (3.40m x 3.07m, in part 3.84m max)

Two windows to the rear with similar long views towards Cornwall. Range of built in bedroom furniture.

BEDROOM FIVE/STUDY

7'9 x 7'7 max (2.36m x 2.31m max)

'L' shaped. Window to the front.

BEDROOM THREE

14'9 x 9'3 (4.50m x 2.82m)

Two windows to the front.

BEDROOM FOUR

14'6 x 8'5 (4.42m x 2.57m)

Two windows to the front and two windows to the side.

BATHROOM

10'2 x 7'4 (3.10m x 2.24m)

Obscure glazed window to the side. White modern suite with close coupled WC, vanity wash hand basin with mirror and lighting over, cupboard and drawers under, twin grip panelled bath with mixer tap and youteam thermostatic shower over. Tiled splash backs. Double size shower with thermostatic control.

LOWER GROUND FLOOR

Panelled door from the back garden opens to:

CELLAR ONE

13'1 x 12'9 (3.99m x 3.89m)

7'4 head height. Power and lighting. Doorway to front set under floor areas with reduced head height. Doorway into:

CELLAR TWO

12'4 x 11'1 max (3.76m x 3.38m max)

Power and lighting. Access hatch to other under floor areas.

EXTERNALLY

A herringbone pattern brick paved path leads up to the front door. Garden areas containing a profusion of specimen bushes, shrubs and plants. Side access path leading through to the rear. Here at the rear, a wide decked patio (next to the lounge) with far reaching views the city and beyond. A delightful landscaped enclosed back garden, with terraced borders, lawn and further specimen bushes, shrubs and plants.

AGENT'S NOTE

Tenure - Freehold.

Plymouth City Council tax - Band G.



Road Map



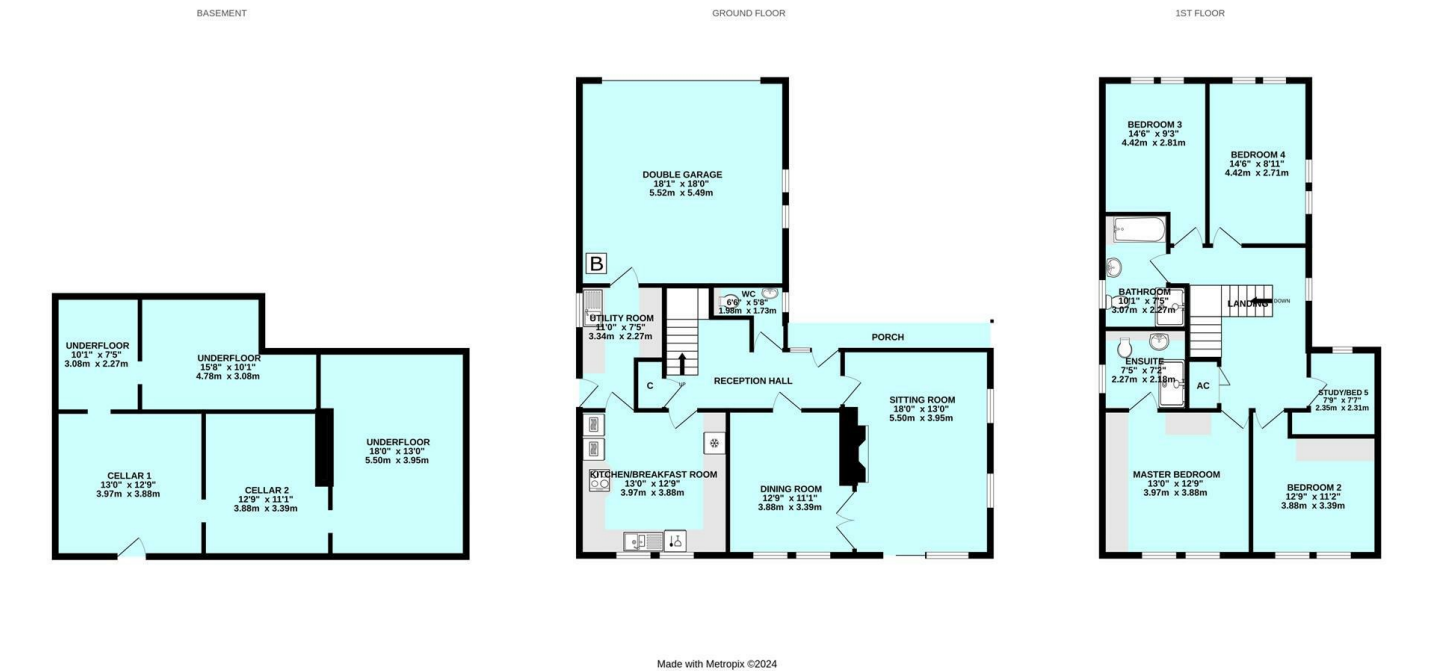
Hybrid Map



Terrain Map



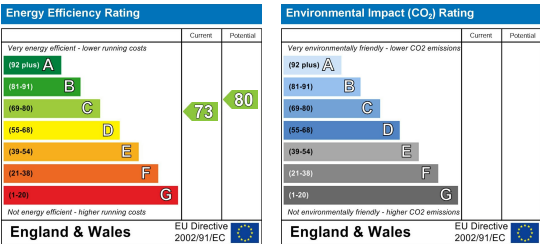
Floor Plan



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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