



## 6 Tor Road

Hartley, Plymouth, PL3 5TD

Guide Price £550,000





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## TOR ROAD, HARTLEY, PLYMOUTH, PL3 5TD

### ACCOMMODATION

Entrance via a wooden door with leaded light stained glass panel which opens up into the entrance hall.

### ENTRANCE HALL

19'0" x 6'9" (5.81 x 2.06)

Dado rail. Staircase rising to the first floor landing with under-stairs storage cupboards. Doors leading off through to the dining room, cloakroom & also into the dining area. uPVC double-glazed window to the front.

### CLOAKROOM

2'11" x 2'9" (0.89 x 0.85)

Close coupled wc. Obscured uPVC double-glazed leaded light window to the side. Wooden flooring.

### LOUNGE

17'1" x 14'4" max (5.21 x 4.39 max)

Feature fireplace with cast iron mantle & surround with a decorative tiled inset & an open grate. uPVC double-glazed curved bay window to the front. Picture rails. Ceiling rose & covings. Twin wooden sliding doors which open up into the open-plan kitchen/dining room.

### DINING ROOM

12'9" x 12'2" (3.89 x 3.72)

Feature fireplace with cast iron mantle hearth & surround. Picture rail. Covings. Ample space for a dining table. Laminate wood flooring. uPVC double-glazed door which opens up into the conservatory. The room opens up into the kitchen.

### KITCHEN

16'4" x 9'4" (4.98 x 2.86)

Attractive matching base & wall mounted units to include incorporating a breakfast bar: integrated twin Neff oven, dishwasher & space for an american fridge freezer. Roll edge granite worktops have inset 5 ring induction hob with a stainless steel Neff extractor hood over & a 1.5 bowl sink unit with a mixer tap. 2 uPVC double-glazed windows to the side. Ceiling spotlights. Door opens up into the utility.

### UTILITY

10'6" x 4'9" (3.21 x 1.46)

Matching base & wall mounted units. Roll edge laminate work surface with space below for a tumble-dryer & washing machine. Inset circular stainless steel single drainer sink unit. Access hatch to roof void. Ceiling spotlights. uPVC double-glazed leaded light door opening up out to the rear garden.

### CONSERVATORY

10'7" x 9'5" (3.25 x 2.89)

uPVC double-glazed windows & uPVC double-glazed door which looks out to the rear garden. Polycarbonate roof over. Radiator making it an all year around room.

### FIRST FLOOR LANDING

12'4" x 7'9" (3.78 x 2.37)

Dado rail. Access hatch to roof void. uPVC double-glazed window to the side. Doors leading off through to the bedrooms & the bathroom. Staircase leads up to the second floor landing.

### BEDROOM ONE

16'10" x 13'4" max (5.15 x 4.07 max)

A lovely light & airy double bedroom with feature fireplace with a cast iron mantle & surround with open grate. uPVC double-glazed curved bay window to the front. Picture rail. Covings.

### BEDROOM TWO

13'5" x 12'10" (4.1 x 3.92)

A good size double bedroom with feature fireplace with cast iron mantle & surround with open grate. uPVC double-glazed window to the rear overlooking the garden. Picture rail.

### BEDROOM THREE

8'11" x 7'8" (2.73 x 2.34)

Currently acting as a study. uPVC double-glazed window to the front. Picture rail. Covings.

### BATHROOM

9'6" x 7'8" (2.9 x 2.36)

Attractive matching suite of corner bath, separate shower cubical with dual shower heads both rainfall & handheld, close coupled

wc & pedestal wash hand basin. Chrome heated towel rail. Tiled walls. Dual aspect with obscured uPVC double-glazed window to the side & rear. Ceiling spotlights. Grey wood-effect vinyl flooring.

## SECOND FLOOR LANDING

Dado rail. Doors through to bedroom 4 & study.

## BEDROOM FOUR

16'4" x 13'10" max (4.99 x 4.24 max)

A dual aspect double bedroom with 3 velux windows to the roof space, 2 to the front & 1 to the side. Storage cupboards into the eaves. Further twin storage cupboard with hanging rail & shelving & walk-in storage cupboard with shelving.

## STUDY/BEDROOM FIVE

9'2" 5'6" (2.8 1.7)

Velux window to the rear. Storage cupboard into the eaves.

## OUTSIDE

The property is approached via a paved driveway, allowing off-road parking for 1 vehicle to the fore of the garage. The main front garden is laid for ease of maintenance with stone chipped areas, inset rockery, shrubs & plants.

## GARAGE

15'8" x 8'9" (4.8 x 2.67)

Up & over door. Curtesy door to the rear. Light & power available.

## GARDEN

To the rear a delightful enclosed garden which provides a fantastic place to entertain family & friends in. A large L-shaped grey composite decked seating areas providing ample space to sit & have alfresco dining with inset lighting. A path leads alongside the property to a wrought iron gate giving access to the front garden. A couple of steps lead down to the main section of the rear garden which consists of a curved lawn, bordered on both sides by flower & shrub beds with inset shrubs & plants. A curved brick paved path meanders down towards a seating area under the pergola, which looks back onto the garden.

## COUNCIL TAX

Plymouth City Council

Council Tax Band: E

## SERVICES

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





Road Map



Hybrid Map



Terrain Map



Floor Plan

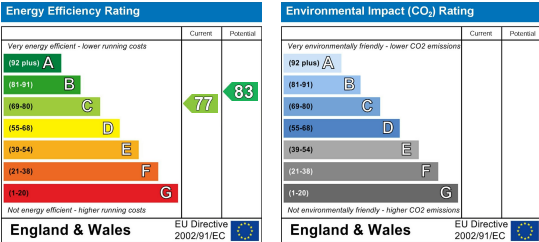


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Viewing

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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