



10 Lockington Avenue

Hartley, Plymouth, PL3 5QP

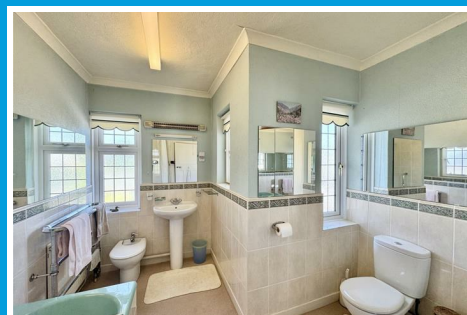
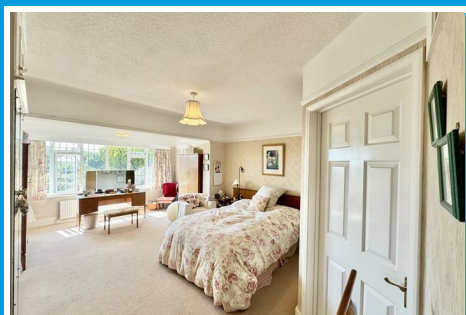
Guide Price £800,000



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LOCKINGTON AVENUE, HARTLEY, PLYMOUTH, PL3 5QP

SUMMARY

A spacious detached house built in 1935. The property standing on a generous-sized level plot with larger mature gardens. Major works have been undertaken for example re-roofing & a modern Worcester boiler. The accommodation on the ground floor comprises entrance porch, spacious reception hall, downstairs cloakroom/wc, 25ft long dining room, 24ft long sitting room, sun room/study, fitted integrated kitchen with larder off & utility room. A rear porch gives access to the large attached double garage. At first floor level the accommodation comprises a landing giving access to 4 spacious double bedrooms, a large master & guest bedroom both with en-suite shower rooms & a generous-sized family bathroom. Off-street parking to the front. Large attached garage. To the rear a long mature garden with patio, lawn & kitchen garden with fruit cage. Useful sun room & substantial garden store.

LOCATION

Found in Lockington Avenue, a prime residential area in one of the most desirable addresses in the city. The property occupying a large plot. An excellent range of local services & amenities found close by in Hartley & Mannamead. The position convenient for access into the city & close by connection to major routes in other directions.

ACCOMMODATION

A most spacious detached house built in 1935 subsequently extended with internal remodelling. The property providing a most spacious detached residence standing on a generous-sized level plot with large mature gardens. Set in this prime, popular, residential area. Major works have been undertaken for example re-roofing & modern Worcester boiler.

The accommodation on the ground floor with entrance porch, spacious reception hall, downstairs cloakroom/wc, 25ft long dining room, 24ft long sitting room, sun room/study, fitted integrated kitchen with larder off & utility room. A rear porch gives

access to the large attached double garage.

At first floor level a landing giving access to 4 spacious double bedrooms, a large master with en-suite shower room, guest bedroom with en-suite shower room & a generous sized family bathroom.

The property stands on a large plot with wide access to the drive providing off-street parking to the front leading to the large attached garage. On both sides are side access pathways leading through to the back, here a long mature garden, spacious & informal layout with patio, lawn, side access pathways & to the end a kitchen garden with summerhouse, fruit cage & sunroom & substantial garden store.

PORCH

7 x 4'6 (2.13m x 1.37m)

RECEPTION HALL

13'2 x 12'10 overall (4.01m x 3.91m overall)

CLOAKROOM/WC

9'9 x 5' maximum (2.97m x 1.52m maximum)

Wash hand basin & wc.

SITTING ROOM

24 x 13'3 (7.32m x 4.04m)

Fireplace

DINING ROOM

25'8 x 12'1 (7.82m x 3.68m)

Fireplace.

SUN ROOM/STUDY

15'5 x 10'10 (4.70m x 3.30m)

KITCHEN

12'4 x 11'8 (3.76m x 3.56m)

Fitted kitchen with integrated appliances from Neff including double oven/grill, 4 ring gas hob with extractor hood over, 1.5 bowl sink unit & Bosch dishwasher. Floor standing boiler services the central heating & domestic hot water.

UTILITY ROOM

9'8 x 9'3 (2.95m x 2.82m)

Double drainer sink.

REAR LOBBY

6'10 x 5'2 (2.08m x 1.57m)

DOUBLE GARAGE

19'5 x 19' (5.92m x 5.79m)

FIRST FLOOR

LANDING

MASTER BEDROOM

24' maximum x 13'4 (7.32m maximum x 4.06m)

EN-SUITE SHOWER ROOM

9'8 x 5'10 (2.95m x 1.78m)

Shower, wc, wash hand basin & bidet.

GUEST BEDROOM TWO

15'9 x 12'3 maximum (4.80m x 3.73m maximum)

Wash hand basin.

EN-SUITE SHOWER ROOM

6'9 x 4'10 (2.06m x 1.47m)

White modern suite with quadrant shower, wc & wash hand basin.

BEDROOM THREE

12'3 x 12'2 (3.73m x 3.71m)

Wash hand basin.

BEDROOM FOUR

13' x 11'5 (3.96m x 3.48m)

FAMILY BATHROOM

9'6 x 9'4 maximum (2.90m x 2.84m maximum)

Bath, modern wc, wash hand basin & bidet.

EXTERNALLY

PARKING ON PRIVATE DRIVE

GARDEN

Long enclosed rear garden.

SUMMER HOUSE

SUN ROOM

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

Power, lighting & uPVC double-glazed French doors & windows.

GARDEN STORE

8'7 x 7' (2.62m x 2.13m)

uPVC double-glazed French doors.

COUNCIL TAX

Plymouth City Council

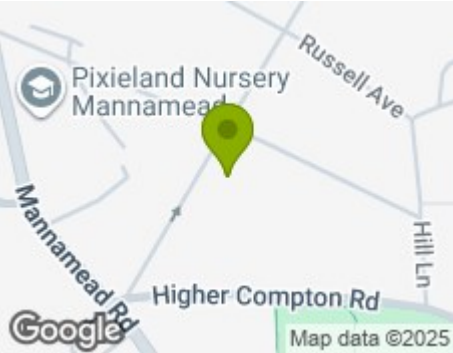
Council Tax Band: G

SERVICES PLYMOUTH

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



Road Map



Hybrid Map



Terrain Map



Floor Plan

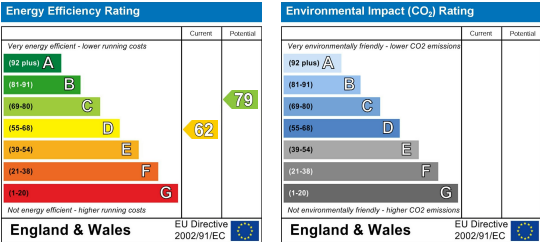


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Viewing

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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