



## 15 Venn Grove

Hartley, Plymouth, PL3 5PG

£550,000

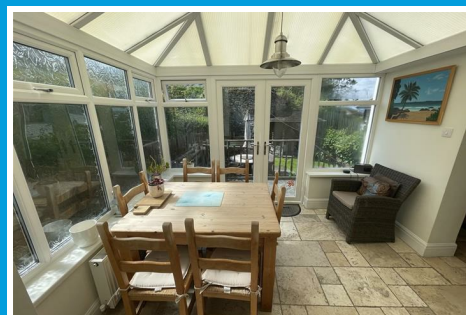
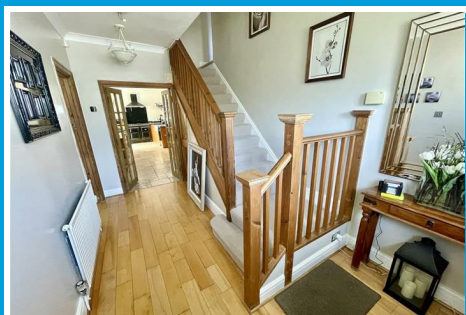




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## VENN GROVE, HARTLEY, PL3 5PG

### THE PROPERTY

A substantial and spacious 1930's extended semi detached house offering comfortably appointed, well presented, flexible and adaptable accommodation. Long reception hall, downstairs WC, lounge, dining room, conservatory and 22' hand crafted kitchen, five double bedrooms, master with en suite shower room, guest bedroom with en suite and a well appointed family bathroom/WC. Parking on private drive and within a large garage, side access and landscaped southerly facing enclosed back garden.

### LOCATION

Found in this prime, popular and established residential area of Hartley, this property located on the southerly side of the street with a southerly facing back garden. With a good variety of local services and amenities to hand. The position is convenient for access into the city and close by connections to major routes in other directions.

### ACCOMMODATION

#### GROUND FLOOR

##### RECEPTION HALL

14'4 x 8' overall (4.37m x 2.44m overall)

Staircase rises to the first floor.

##### LOUNGE

15'6 x 13'11max (4.72m x 4.24m max)

Wide bay window to the front. Focal feature fireplace with wood burning stove. Archway to:

##### DINING ROOM

13'11 x 13'5 (4.24m x 4.09m)

Double doors to:

##### CONSERVATORY

10'5 x 8'6 (3.18m x 2.59m)

French doors overlook and open to the rear garden.

##### KITCHEN

22'6 x 8'2 overall (6.86m x 2.49m overall)

Handcrafted quality fitted kitchen with granite work surfaces and double sink.

##### REAR HALL

11'3 x 3'6 (3.43m x 1.07m)

##### WC

6'11 x 4'9 (2.11m x 1.45m)

WC and wash hand basin.

##### GARAGE

15'10 x 11'5 (4.83m x 3.48m)

Remote controlled up and over door. Plumbing for washing machine.

#### FIRST FLOOR

##### LANDING

##### MASTER BEDROOM

19'11 x 11'4 (6.07m x 3.45m)

### EN SUITE SHOWER ROOM

7'4 x 6'10 (2.24m x 2.08m)

Shower, WC and wash hand basin.

### BEDROOM TWO

15'9 x 12'9 max (4.80m x 3.89m max)

Bay window to the front. Built in wardrobes.

### BEDROOM THREE

13'7 x 13' (4.14m x 3.96m)

Window to the rear.

### BEDROOM FOUR

10'11 x 9'3 max (3.33m x 2.82m max)

Window and velux window.

### FAMILY BATHROOM

8' x 7'10 (2.44m x 2.39m)

Quality suite with wash hand basin, WC and separate shower.

## SECOND FLOOR

### LANDING

### BEDROOM FIVE

16'10 x 13'10 max (5.13m x 4.22m max)

Built in wardrobe. Door to:

### EN SUITE SHOWER ROOM

6'10 x 5'10 (2.08m x 1.78m)

Shower, WC and wash hand basin.

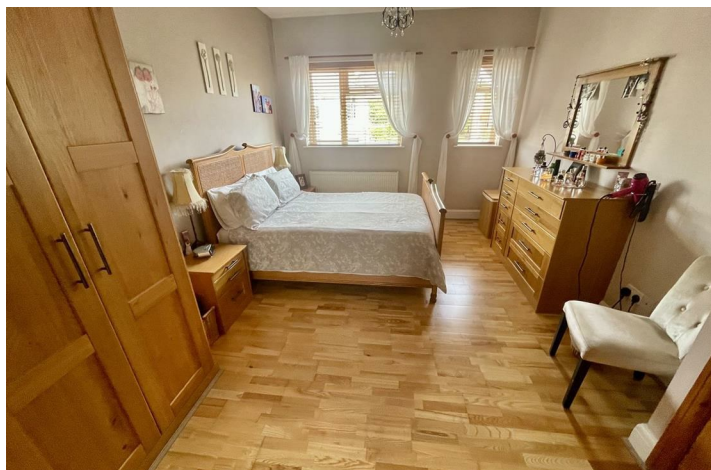
### EXTERNALLY

Parking on a private drive, side access and a southerly facing enclosed landscaped rear garden.

### AGENT'S NOTE

Tenure - Freehold.

Plymouth City Council tax - Band D.





Road Map



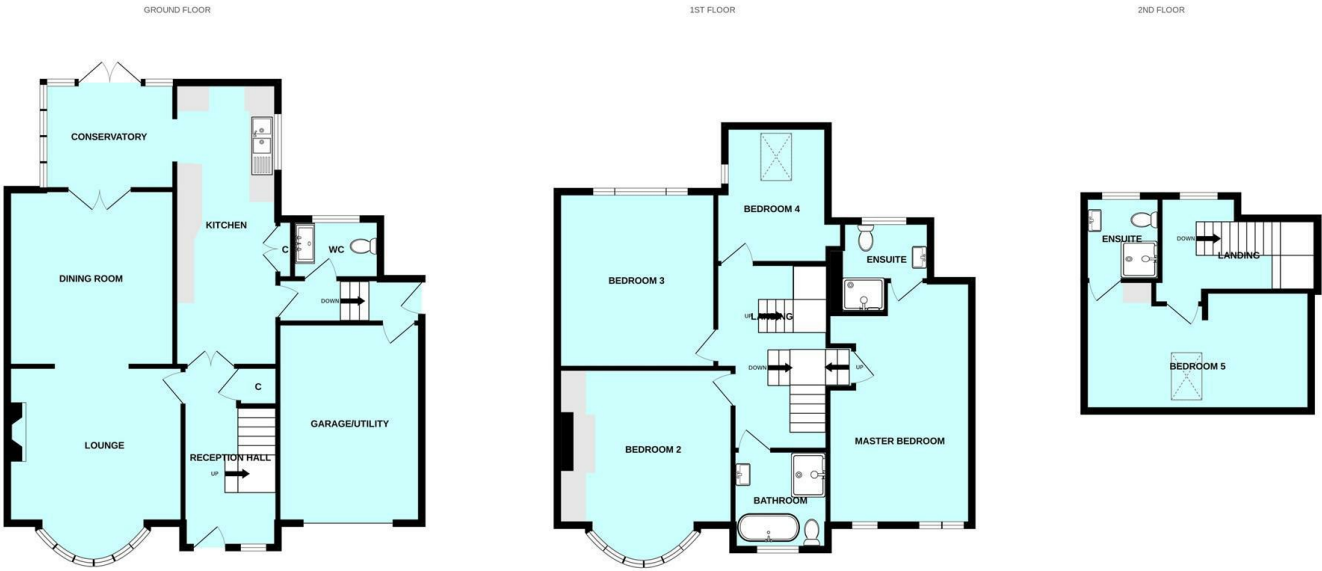
Hybrid Map



Terrain Map



Floor Plan

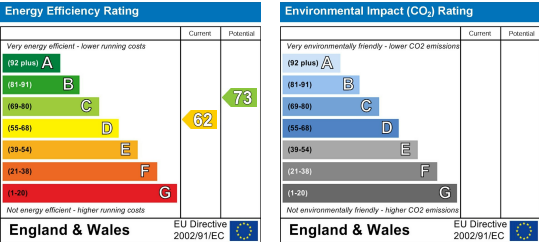


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Viewing

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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