



25 Hartley Park Gardens

Hartley, Plymouth, PL3 5HU

£780,000



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HARTLEY PARK GARDENS, HARTLEY, PLYMOUTH, PL3 5HU

LOCATION

Located in Hartley, a highly popular residential district & with a good variety of local services and amenities found close by in Mannamead & Hartley. The position is convenient for access into the city & close by connection to major routes in other directions.

THE PROPERTY

Nestled in a desirable cul-de-sac of Hartley, Plymouth, this charming 1920s detached residence, originally built for the Dingles family (House of Fraser) presents an excellent opportunity for those seeking a family home with potential for personalisation. With four generously sized double bedrooms, this property is ideal for families or those needing extra space.

Upon entering, you are greeted by a welcoming entrance hall that leads to a galleried landing, adding a touch of elegance to the home. The ground floor boasts two inviting reception rooms, perfect for both relaxation and entertaining. The sitting room and family room provide ample space for gatherings, while a dedicated study offers a quiet area for work or study. The dining room and kitchen are well-positioned for family meals and social occasions, ensuring that the heart of the home is both functional and welcoming.

The property features a family bathroom and two separate WC's, catering to the needs of a busy household. Outside, the level plot offers a sunny garden, ideal for outdoor activities and enjoying the warmer months. The stone-chipped driveway provides convenient off-road parking, complemented by a garage for additional storage or vehicle space.

While the home is in need of some updating, it presents a fantastic canvas for those looking to add their own style and modern touches. With its prime location in Hartley, this property is not to be missed.

ACCOMMODATION

Entrance via a covered brick porch area with 2 arches.

PORCH AREA

4'11" x 3'9" (1.51m x 1.15m)

Wooden door with a double-glazed leaded light panel opens into the entrance hall.

ENTRANCE HALL

18'5" narrowing to 9'4" x 12'10" narrowing to 4'11" (5.63m narrowing to 2.85m x 3.92m narrowing to 1.51)

Staircase rising to the first floor galleried landing with under-stairs storage cupboard. Doors leading to the sitting room, study, family room, dining room & cloakroom. Wall mounted night storage heater. Ceiling rose. Picture rail.

CLOAKROOM

9'4" x 2'10" (2.86m x 0.87m)

Low level wc. Wall mounted wash hand basin. Exposed wooden floorboards. uPVC leaded light window to the rear.

SITTING ROOM

15'11" x 18'8" into the bay (4.87m x 5.7m into the bay)

Feature fireplace with a stunning 1930s wooden surround & inset mirror. Decorative tiles. Space for an electric fan fire. Tiled hearth. Servants doorbell to the side of the fireplace. Covings. Ceiling rose. Picture rail. uPVC double-glazed curved bay window to the front with leaded light windows on the top section. Two uPVC leaded light windows to the side. Night storage heater.

STUDY

10'5" x 8'7" (3.18m x 2.64m)

Picture rail. uPVC double-glazed window to the rear. Servant bell to one wall.

FAMILY ROOM

15'11" x 15'10" plus the bay (4.85m x 4.83m plus the bay)

Feature fireplace with a marble hearth & surround. Stone inset with an electric fan fire & marble hearth. Covings. Ceiling rose. Picture rail. uPVC double-glazed French doors open to the rear garden with windows on either side. Night storage heater.

DINING ROOM

13'10" x 12'9" (4.22m x 3.91m)

Exposed wooden floorboards. Feature fireplace with tiled mantle & surround. Night storage heater. Fitted storage cupboards to one chimney breast recess below & eye level. Picture rail. Covings. Ceiling rose. uPVC double-glazed window to the front. Door opens into the kitchen.

KITCHEN

12'9" x 11'10" (3.89m x 3.62m)

Matching base & wall mounted units to include position for a fridge/freezer & double oven (the bottom section is not currently working). Integrated washing machine & dishwasher. Roll edge laminate work surfaces have inset 1.5 stainless steel single drainer sink unit. A 4 ring ceramic hob with stainless steel hood over. Tiled splash-backs. uPVC double-glazed window to the rear, side & front. Night storage heater. Laminate wood flooring. Obscured uPVC double-glazed door to the front, giving access to the garden.

GALLERIED LANDING

15'10" x 9'10" (4.84m x 3.02m)

Large uPVC obscured double-glazed window to the rear with leaded light sections at the top. Door opening to the master bedroom. The landing opens onto the inner landing section with doors leading to the other bedrooms, bathroom & wc.

Tel: 01752 664125

BEDROOM ONE

18'1" x 15'10" into the bay (5.53m x 4.83m into the bay)

Feature fireplace with wood mantle & surround having a tiled inset. Storage cupboard to one chimney breast recess. Pedestal wash hand basin. Night storage heater. Picture rail. uPVC double-glazed curved bay window to the front with leaded light panels in the top sections. Two leaded light uPVC double-glazed windows to the side.

INNER HALLWAY

24'7" x 6'3" narrowing to 2'10" (7.5m x 1.91m narrowing to 0.87m)

Doors leading to the bedrooms, bathroom & wc. Electric night storage heater. uPVC double-glazed window overlooking the garden with leaded light panel above. Picture rail.

BEDROOM TWO

12'11" x 14'5" (3.95m x 4.41m)

Feature fireplace. Pedestal wash hand basin. Two fitted storage cupboards. Picture rail. uPVC double-glazed window to the front with a leaded light section on top.

BEDROOM THREE

14'7" x 12'11" (4.46m x 3.94m)

Dual aspect room with uPVC double-glazed window to the front with leaded light section above. uPVC double-glazed window to the side with views over the garden & Hartley Park. Fitted storage cupboard to one wall. Pedestal wash hand basin. Feature fireplace with cast iron mantle & surround, inset open grate. Night storage heater. Picture rail.

BEDROOM FOUR

14'3" x 10'10" (4.36m x 3.31m)

Feature fireplace with cast iron mantle & surround, open grate & tiled hearth. Picture rail. Exposed wooden floorboards. uPVC double-glazed window to the rear.

BATHROOM

9'9" x 7'6" (2.99m x 2.3m)

Matching suite of panelled bath with a mixer shower attachment & pedestal wash hand basin. Part-tiled walls. Access hatch to roof void. Wall mounted electric heater. uPVC leaded light window to the rear.

WC

4'7" x 2'10" (1.42m x 0.87m)

Low level wc. Part-tiled walls. uPVC double-glazed window to the rear with leaded light.

OUTSIDE

The property is approached via twin wrought iron gates which gives access to a gravelled driveway, allowing off-road parking for 5 vehicles. Gravelled path runs alongside the property to the front door & covered porch. Also running alongside the property towards the side garden. To the side a fantastic garden which is mainly laid to lawn having a number of seating areas with flower & shrub borders. A courtesy gate gives access into the local park. Boundaries include stone walling. The path runs alongside the side of the property towards a covered lean-to/ storage area, where there is an outside tap & access into the rear of the garage. Outside power.

SINGLE GARAGE

15'6" x 10'5" (4.74m x 3.19m)

Up & over door. Twin stable doors to the rear.

COUNCIL TAX

Plymouth City Council
Council Tax Band: F

SERVICES

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



Road Map



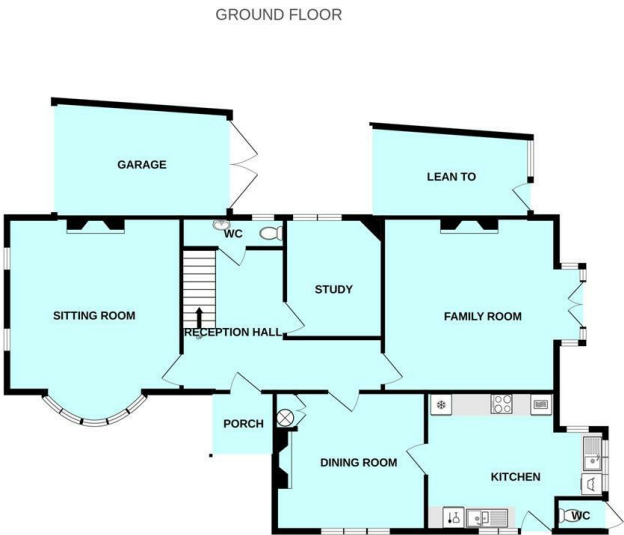
Hybrid Map



Terrain Map



Floor Plan

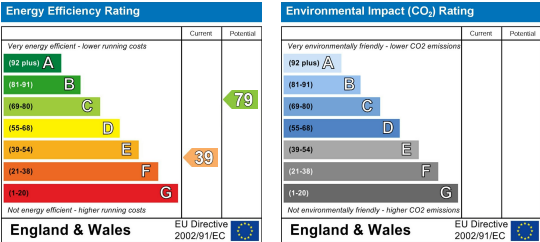


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Viewing

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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