



LANG TOWN
& COUNTRY

7 Hill Lane, Hartley, Plymouth, PL3 5QX



Price £725,000



'Hill Lane' is one of the most popular and prestigious avenues in Hartley, Plymouth. Positioned perfectly for commuting to Derriford/Nuffield Hospitals, Plymouth City Centre and the A38 intersection, there are a wide array of excellent local facilities including desirable schooling, parks, tennis clubs, shopping parade and regular public transport to the City Centre, which is approximately two miles distant.

Built in 2018 by Leander Homes, a Westcountry based firm. The accommodation finished is to a high specification & providing a spacious home. Accommodation comprising hall, cloakroom/WC, kitchen/dining room, lounge, 4 double bedrooms, master with en-suite shower room, guest bedroom with en suite shower room and a family bathroom. Externally a double garage & double width drive.

The property is spacious, light and airy and benefits from solar panels, with under floor heating on the ground floor and first floor bathrooms.

On the ground floor you have a downstairs cloakroom/WC, a large lounge with front picture window and to the rear a large open plan spacious kitchen/dining room with windows and French doors overlooking and opening to the rear garden. A high quality fitted integrated kitchen with an excellent range of appliances, and useful storage including a shelved understairs pantry. There is a range of integrated appliances including a double oven, hob with extractor hood, dishwasher, and fridge/freezer. There is access into the large double garage with remote controlled door and incorporating utility area housing the Worcester boiler servicing central heating and domestic hot water.

On first floor there is a large and wide landing with ample space to use as a study area, with airing cupboard housing high-capacity hot water tank. There are four good sized bedrooms, the large master bedroom having twin aspect, built-in storage, and a well-appointed ensuite shower room. Three further good-sized bedrooms, the guest bedroom with an ensuite shower room, and a family bathroom.

The property stands on a relatively large plot with parking on the double width drive in front of the double garage. Side access to the rear leads to the generous size landscaped back garden, with a lawned area with raised flower borders, various patio areas, including a secluded lower patio and a smaller patio next the tranquil natural spring.

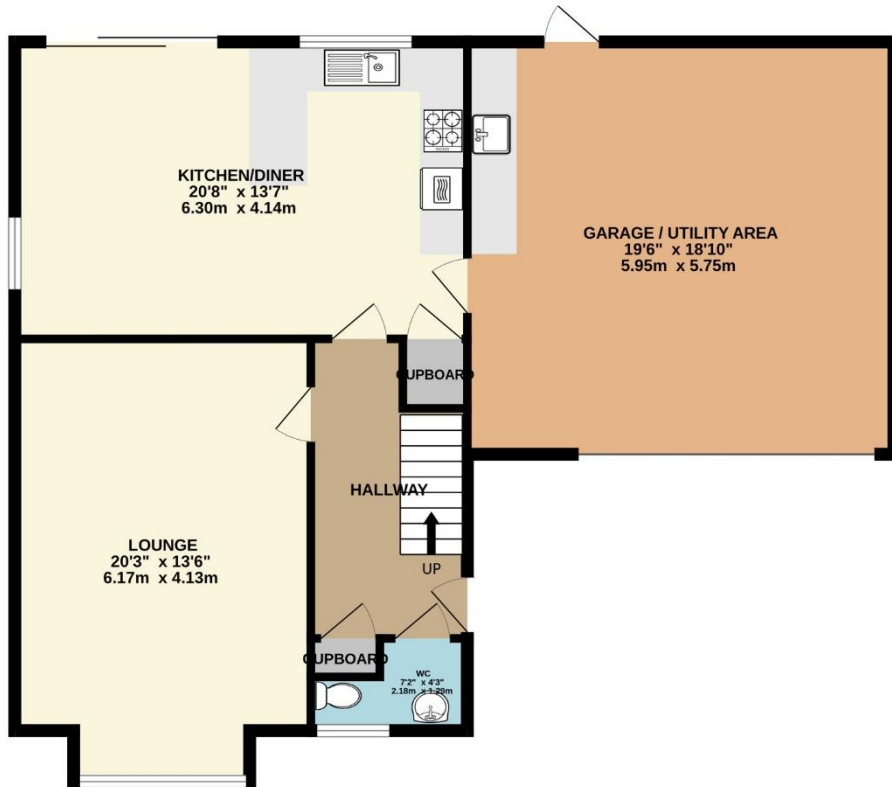
An early viewing is essential to appreciate this fantastic, family home in a superb location.



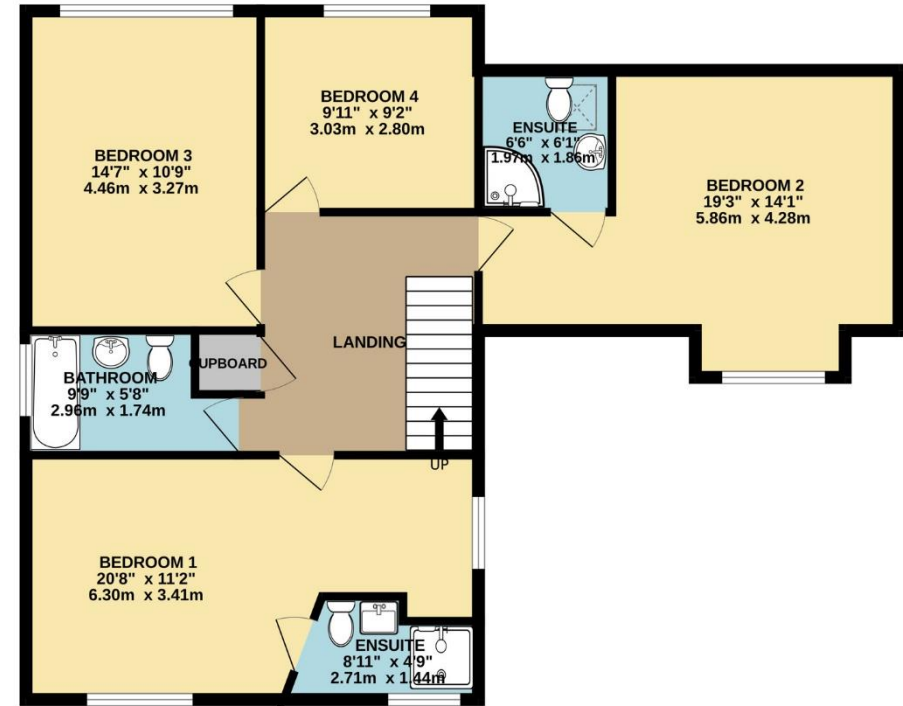
To view this property call Lang Town & Country Estate Agents on **01752 256000**.



GROUND FLOOR
1038 sq.ft. (96.5 sq.m.) approx.



1ST FLOOR
895 sq.ft. (83.1 sq.m.) approx.



TOTAL FLOOR AREA : 1933 sq.ft. (179.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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