



Lockington Avenue
Hartley, Plymouth
PL3 5QG

Guide Price £325,000 - £335,000

LUKE BOON

POWERED BY
exp UK



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Graph

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Lockington Avenue is a quiet cul-de-sac in the heart of Hartley. Located close to excellent local schooling, including Compton C of E primary school and Kings Private school, Hartley is well positioned to be close to a wide range of additional amenities and the A38 Devon Expressway.

Plymouth has a train station with direct access into London Paddington and Birmingham New Street. Plymouth City Centre has Drake Circus Shopping Centre and the Barcode Leisure Complex, plus the Theatre Royal. The Barbican and Royal William Yard are located close by, with a range of local and national traders and eateries.

You enter the property into an open hallway, which has two large storage cupboards, access into the cloakroom and a door leading into the open plan living space. There is a loft hatch where the gas combi-boiler is located and stairs down to the lower ground living accommodation. The cloakroom has a low level w/c, hand wash basin and an obscured window to the front elevation.

Located at the rear of the property is the open plan lounge/dining room, which has three windows to the rear elevation, offering panoramic views over the surrounding area and out towards Dartmoor. The room is an excellent size and leads through to the fitted kitchen and to the study.

The kitchen is very well presented and equipped with a window to the front elevation. The kitchen has an integrated Miele full length fridge and freezer, plus an integrated electric fan assisted NEFF oven and microwave. There is a wide range of wall and base mounted units, with a work surface over. There is a four ring ceramic hob with extraction hood over, glass splash back and a resin sink drainer unit with a mixer tap over.

The study is a good size and has a large window to the rear elevation, offering similar views to the open plan living space. This room can be used as a play room, a work from home space or even a fourth bedroom if required.

Downstairs, the hallway leads through to all three double bedrooms, shower room, bathroom and a door which opens out onto the rear garden. There is a large utility cupboard which has space for a washing machine and tumble dryer, plus an additional storage cupboard.

The main bedroom is a great double size, with a window to the rear elevation offering views over the garden and towards Dartmoor and access into a large double wardrobe. Bedroom two has a window to the rear elevation and is an excellent double size. This room is currently used as a gym.

The third bedroom is a smaller double and is currently used as a dressing room. Each bedroom has views over the garden and towards Dartmoor.

The shower room has a large Resin stone corner shower, tiled and mirrored splash backs, a low level w/c and a hand wash basin. There is an extraction fan and a heated towel rail to finish. The bathroom has a matching white suite, with a Resin stone bath, tiled and mirrored splash backs and a heated towel rail to finish.

This beautiful home offers versatile living space through and is perfect for a growing family. Each room is really well proportioned and well presented, allowing the new owner to move in and enjoy this home straight away.

Externally, the rear garden has been totally redesigned and landscaped, offering a tranquil and private space to enjoy. There is a large patio area, which houses the hot tub under a permanent canopy to be used all year round. There is also an infra-red heat lamp and lighting.

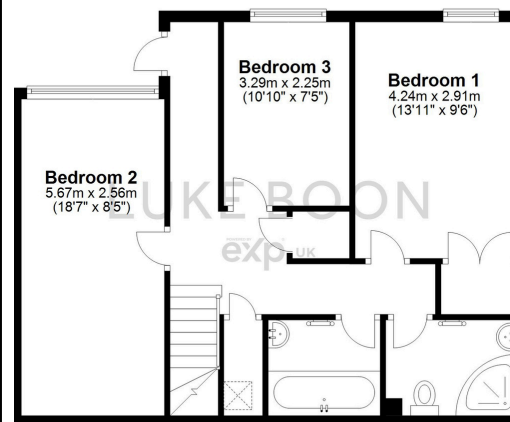
The rear garden also has a large composite decking area and an artificial lawn, which has a wide range of mature plants and shrubs. There are a number of power and lighting points dotted around the rear garden.

There is parking for two cars at the front of the property on the block paved driveway. There is also a large single garage, which has power, lighting and water. There is an electric car charging point.

Tenure - Freehold - EPC - C - Council Tax Band - D - Services - Mains Water, Drainage, Electricity, Gas - Dual Fibre Broadband Connection

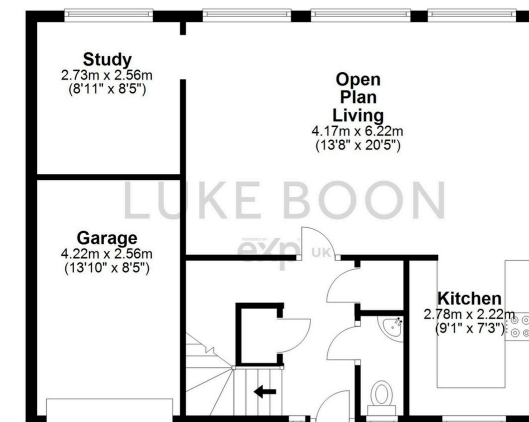
Split Level Lower Ground Floor

Approx. 58.9 sq. metres (634.5 sq. feet)



Ground Floor

Approx. 62.6 sq. metres (674.0 sq. feet)



Total area: approx. 121.6 sq. metres (1308.5 sq. feet)

Lockington Avenue, Hartley, Plymouth