

FOR SALE

Guide Price £365,000 - £370,000



Alan Cummings
estate agents & valuers



47 Lockington Avenue, Hartley, Plymouth, Devon, PL3 5QG

- **MOST SPACIOUS EXTENDED MODERN LINK DETACHED HOUSE**
- **GENEROUSLY PROPORTIONED ADAPTABLE ACCOMMODATION**
- **UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING**
- **HALL, CLOAKROOM/WC, 22' LOUNGE/DINING ROOM**
- **26' HIGH QUALITY FITTED INTEGRATED KITCHEN**
- **FIVE BEDROOMS, MASTER BEDROOM WITH EN SUITE BATHROOM**
- **FAMILY BATHROOM/WC**
- **STORE ROOM, GARDEN ROOM**
- **WIDE PRIVATE PARKING BAY**
- **LANDSCAPED LOW MAINTENANCE REAR GARDEN, NO ONWARD CHAIN**

THE PROPERTY A link detached modern house built circa 1970 subject to three extensions and now providing a most spacious and flexible family home laid out over three storeys. Maintained and improved to a high standard with high quality fixtures and fittings and with gas fired central heating, uPVC double glazing with various windows increased in size and replaced, the electrical system upgraded a couple of years ago and with a modern quality fitted kitchen/breakfast room incorporating an excellent range of appliances. Black quartz flooring running through the hall, lounge/dining room and kitchen and incorporating under floor heating in these areas. Useful parking across the full width at the front and a landscaped garden to the rear. From the back of the house enjoying long views looking towards Dartmoor in the distance.

LOCATION Set in this prime popular residential area of Hartley bordering on Mannamead and with a good variety of local services and amenities and popular local schools close by. The position is convenient for access into the city and close by connection to major routes in other directions.

PORCH With lighting and cctv camera. Cold water tap. PVC panelled double glazed door into:

GROUND FLOOR

HALL 8' 6" x 4' 3" minimum (2.59m x 1.3m) Stairs rising to the first floor and descend to the lower ground floor. Shelved storage cupboards. Designer radiator.
WC 5' 6" x 2' 5" (1.68m x 0.74m) White modern close coupled WC and corner wash hand basin.

LOUNGE/DINING ROOM 22' 10" x 20' 6" max 'L' shape (6.96m x 6.25m) Dual aspect with window to the

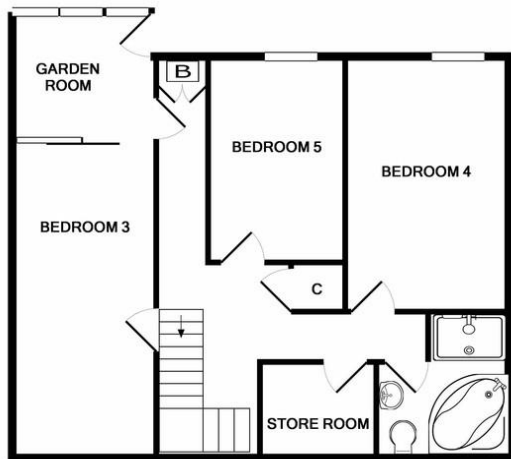
front and two picture windows to the rear enjoying long views looking across the valley towards Dartmoor in the distance. Coved ceiling with numerous down lighters and eight networked speakers. Twin glazed doors into:

KITCHEN/BREAKFAST ROOM 26' 7" x 8' 2" (8.1m x 2.49m) Breakfast area with double glazed roof light and picture window enjoying long views towards Dartmoor in the distance. Modern fitted quality integrated kitchen with granite work surfaces and matching up stands. An excellent range of gloss white fronted cupboard and drawer storage with chrome furniture running along three sides. Quality integrated appliances include Neff microwave, Rangemaster professional cooker with splash back and double Hotpoint extractor fan over, automatic dishwasher, Neff tall upright freezer and Panasonic American style fridge/freezer. Franke one and a half bowl stainless steel sink with chrome mixer tap. Multitude of lighting with ceiling lights, under unit and display lighting. Designer radiator.

FIRST FLOOR

LANDING Window to the front.

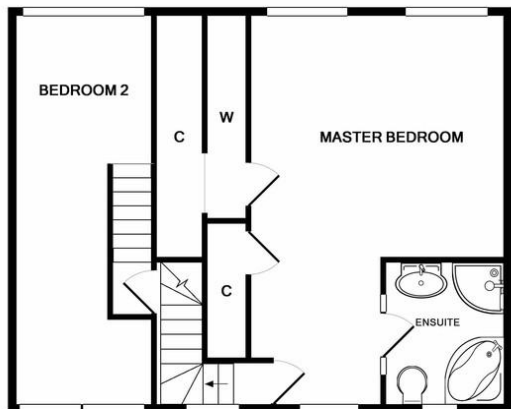
MASTER BEDROOM 20' 6" x 14' 3" (6.25m x 4.34m) Dual aspect with window to the front and two picture windows to the rear enjoying long views looking towards Dartmoor in the distance. Coved ceiling with fourteen down lighters. Quality integrated bedroom furniture with wide double bed recess, twin bedside drawers with display shelves over and cupboards above. Long run of built in wardrobes/cupboards on one side with deep recessed cupboard storage behind. Door to:



LOWER GROUND FLOOR

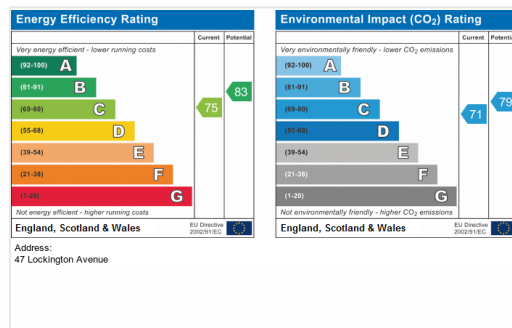


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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EN SUITE BATHROOM 8' 5" x 7' 1" (2.57m x 2.16m) Obscure glazed window to the front. Quality white modern suite with close coupled WC. Corner panelled jacuzzi bath with mixer tap and shower attachment. Quadrant shape shower with multiple jet shower and shower mixer. Vanity wash hand basin with cupboard under. Unit incorporating lighting and shaver socket over.

BEDROOM TWO 22' 8" x 6' 8" (6.91m x 2.03m) Picture windows to the front and rear enjoying long views. Recessed display areas. Down lighters.

LOWER GROUND FLOOR

HALL Tiled floor. Cupboard housing the new Worcester 30cdi gas fired boiler servicing the central heating and domestic hot water. Under stairs utility area with space suitable for automatic washing machine and tumble drier.

BEDROOM THREE 18' 5" x 8' 4" (5.61m x 2.54m) Fitted Christies wardrobes, cupboards and chest of drawers.

BEDROOM FOUR 13' 10" x 9' 4" (4.22m x 2.84m) Fitted Sharps bedroom furniture with wardrobes, dressing table and shelving. Window to the rear with long views.

BEDROOM FIVE 11' x 7' 6" (3.35m x 2.29m) Window to the rear with long views. Fitted bedroom furniture with wardrobes, chest of drawers etc.

STORE ROOM 6' 8" x 5' 4" (2.03m x 1.63m) Fitted Sharps bedroom furniture with wardrobe and cupboard.

BATHROOM 8' 5" x 7' 7" max (2.57m x 2.31m) Suite comprising pedestal wash hand basin with illuminated mirror over, close coupled WC, corner panelled bath with mixer tap and shower attachment. Separate tiled shower with Mira Sprint electrically heated shower. Down lighters and extractor fan.

GARDEN ROOM 8' 2" x 7' 4" (2.49m x 2.24m) Connecting door to bedroom three and doors opening to the rear garden. Long views.

EXTERNALLY The whole width of the front is laid to herringbone pattern brick paving providing off street parking for two or three vehicles parked side by side. A terraced back garden, good size and enclosed with timber overlap fencing boundary and laid out on two main levels with a wide paved level seating terrace with steps leading down to a further decked garden area. Store.

TENURE Freehold. **COUNCIL TAX** Band D.

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