

FOR SALE

Price £375,000



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44 Torr Lane, Hartley, Plymouth, Devon, PL3 5NZ



- **Spacious 1930's Semi Detached house**
- **Generously proportioned accommodation**
- **uPVC Double Glazing, Gas Central Heating**
- **Good size wide and deep plot**
- **Lobby, Downstairs Cloakroom/wc**
- **Reception Hall**
- **Generous size front set Lounge**
- **Good size Family Room/Dining Room**
- **Spacious modern fitted Kitchen/Breakfast room**
- **Side porch, Utility, 2nd WC**
- **4 Bedrooms**
- **Family Bathroom**
- **Separate wc, Garage, Drive**
- **Good size walled enclosed back garden**

THE PROPERTY A substantial Semi-Detached house built in the 1930's offering generously proportioned light and airy accommodation.

The property occupies a good size relatively wide and deep plot. The house having the benefit of uPVC double glazing and gas fired central heating and retaining a variety of period and characterful features. The accommodation comprising entrance lobby, downstairs cloakroom/wc, spacious reception hall, generous size front set lounge with wood burning stove and twin sliding doors to the family room/dining room with working tiled fireplace. A spacious open plan modern fitted kitchen/breakfast room with French doors to the back garden and a side door into the porch with two storage cupboards, a useful utility/store and wc off. A good size garage. At first floor level four bedrooms, a family bathroom and a spacious separate wc. With a large insulated loft having 'Velux' style window.

Off street parking on a private drive, a front garden and a generous size enclosed back garden.

LOCATION Set in this prime popular established residential area of Hartley and found here with a good variety of local services and amenities to hand. The position convenient for access into the city and close by connection to major routes in other directions.

PORCH Panelled front door with leaded glazed light into:

GROUND FLOOR

ENTRANCE LOBBY 6' 3" x 3' 8" (1.91m x 1.12m) Leaded glazed door into:

RECEPTION HALL 15' 8" x 9' 3" (4.78m x 2.82m) Window to the side. Staircase with carpeted treads rises and turns to the first floor. Under stairs cupboard

housing mains electric meter, consumer unit. Hardwood flooring and dado rail.

W.C. 3' 8" x 2' 9" (1.12m x 0.84m) Window to the front. White wc and wall mounted wash hand basin.

LOUNGE 16' 0" x 13' 11" max. (4.88m x 4.24m max) Wide curved bay window to the front. Focal feature fireplace with slate hearth and log burning stove. Picture rail. Arch with twin sliding doors into:

DINING ROOM 17' 7" max. x 12' 9" (5.36m max. x 3.89m) PVC glazed door and wide bay window overlooking and opening to the rear garden. Ceiling light point. Picture rail. Period tiled fireplace and hearth with fitted glazed built-in cupboard to the right hand side. Serving hatch to the kitchen.

KITCHEN/BREAKFAST ROOM 19' 1" x 12' 6" max. (5.82m x 3.81m max.) Bay window to the side and further bay window with twin French doors overlooking and opening to the rear garden. A fitted kitchen with composite style work surface and inset circular sink and drainer with mixer tap. Quality integrated appliances include 'Stoves' five ring variable size gas hob with extractor hood over, 'Stoves' electric oven under. Fridge. Built-in old dresser style unit. Serving hatch to the dining room. Door to:

SIDE LOBBY 8' 3" x 4' 6" (2.51m x 1.37m) Polycarbonate glazed roof, doors opens to the front and to the rear. Four further doors into two storage cupboards into:

GARAGE 18' 3" x 8' 2" (5.56m x 2.49m) Metal up and over door to the front. Power and lighting.

UTILITY ROOM 6' 8" x 6' 8" (2.03m x 2.03m) Window to the side. Power, lighting, plumbing for washing machine. Door into:

W.C. 6' 3" x 2' 9" (1.91m x 0.84m) Window. W.C.



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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FIRST FLOOR

LANDING 10' 5" wide, 9' 0" across the stairwell (3.18m wide, 2.74m across the stairwell) Window to the side. Dado rail. Access hatch to loft.

BEDROOM 1 16' 4" max. x 13' 11" (4.98m max. x 4.24m) Wide curved bay window to the front. Picture rail. Focal feature period tiled fireplace with built-in cupboard/wardrobe to the left hand side.

BEDROOM 2 14' 5" x 12' 10" max. (4.39m x 3.91m max.) Window overlooking the back garden. Picture rail. Period tiled fireplace and hearth with built-in cupboard/wardrobe to the right hand side

BEDROOM 3 10' 2" x 9' 3" (3.1m x 2.82m) Window to the front. Picture rail

BEDROOM 4/STUDY 7' 5" x 6' 10" (2.26m x 2.08m) Window to the side. Cupboard housing 'Worcester' gas fired boiler servicing central heating and domestic hot water.

BATHROOM 7' 0" x 6' 11" min. (2.13m x 2.11m min.) Obscure glazed window to the rear. 'Twyfords' pedestal wash hand basin, deep modern panelled bath with side set mixer tap and shower attachment and thermostatic shower over. Four ceiling lights one incorporating extractor fan. Built-in airing cupboard.

W.C. 5' 3" x 4' 3" (1.6m x 1.3m) Obscure glazed window to the side. White wc and corner 'Royal Doulton' vanity wash hand basin.

EXTERNALLY An entrance with double decorative iron gates opens into a drive providing off street parking and giving access to the garage. Set back from the street and pavement by a lawned front garden with a number of ornamental bushes and shrubs.

A good size enclosed back garden with wall boundaries, a wide decked seating terrace ideal for alfresco entertaining next to the property and beyond a lawned garden with stone covered border on one side. Well stocked flower and shrub borders to the perimeter. Outside water tap. GARDEN SHED.

TENURE: Freehold

COUNCIL TAX BAND: E

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