



36 Linketty Lane West, Hartley Vale, Plymouth, PL3 5RY



Offer Over £325,000



Lang Town and Country are delighted to offer to the market this exceptional three-bedroom semi-detached house located in the highly desirable area of Hartley Vale close to local amenities, good schooling and easy access onto the A38 dual carriageway.

Welcome to this meticulously renovated home, boasting a contemporary aesthetic and an abundance of natural light throughout. Step through the entrance porch, perfect for organizing shoes and coats, into a welcoming hallway with decorative panelling, leading to a convenient downstairs WC. The lounge is adorned with a cosy wood burner, while the open-plan kitchen diner, featuring sleek porcelain floor tiles, offers a modern culinary experience with fitted appliances including an oven, grill, AEG dishwasher, AEG induction hob, washing machine and fridge freezer. French doors from the dining space beckon you to the rear composite decking, seamlessly blending indoor and outdoor living.



Upstairs, the remodelled space presents three generously sized bedrooms and a modern bathroom, ensuring comfort and style. The bathroom comprises of a bath with a shower over, stylish vinyl flooring, wash hand basin and WC.

Outside, discover a low-maintenance garden adorned with artificial grass and purple slate, ideal for relaxation and entertaining. A single garage with power and a driveway complete this impeccable property, offering both convenience and charm. Conveniently there is off road parking for up to 2 vehicles to the front of the property. Don't miss the opportunity to make this stunning residence your new home!

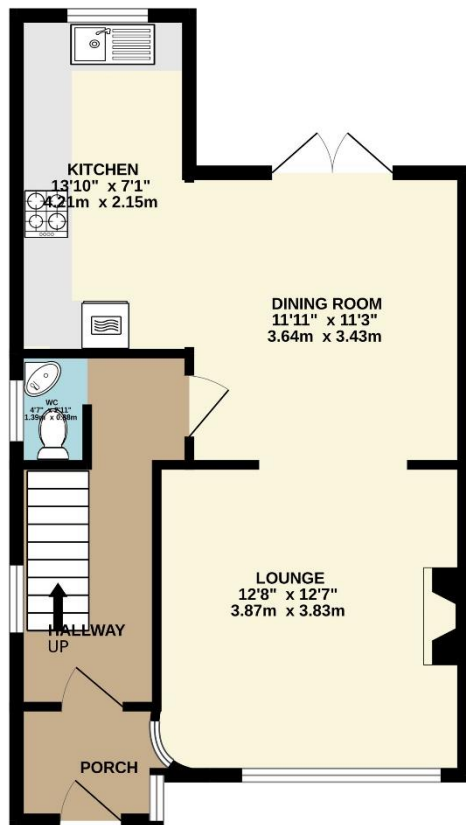
Agents Note: Please note the Hot Tub is not included in the sale.

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

www.langtownandcountry.com



GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 990 sq.ft. (91.9 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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