



9 Lyndrick Road, Hartley, Plymouth, Devon, PL3 5TA



# Guide Price £500,000



Lang Town and Country are delighted to offer this well-proportioned, 1930's built semi-detached house which has been beautifully maintained and modernised over the years yet still retains a plethora of period features and plenty of charm.

Located in a prime residential area known as the Torr Estate in the highly popular Hartley area of Plymouth. There are a good variety of local services and amenities including shops, schools, local parks and within easy access of Plymouth City Centre and the A38.

The accommodation comprises, an inviting entrance hallway, with stairs to the first floor and understairs storage as well as a large walk in cloakroom and downstairs WC. The spacious lounge is light and airy with a bay window to the front, wood burner and stripped wooden floors, which is the theme running through the ground floor. A communicating opening with sliding doors takes you into the stunning open plan, kitchen/diner. The dining area has bi-fold doors opening onto the beautiful rear garden and leads to the very impressive kitchen. The modern fully fitted kitchen comprises a range of base units, and quality stone worktop as well as integrated Bosch appliances including a dishwasher, fridge freezer, AEG induction hob and extractor fan. The kitchen is laid with high quality and durable Karndean herringbone style flooring.

From the kitchen is the useful utility room fitted with a 'Belfast' sink and solid wood worksurfaces and plumbing for a washing machine. There also a separate door to the driveway area and an additional door to the garden.

The first floor has three generous bedrooms and a stunning bathroom complete with a walk-in shower enclosure with a rainfall and handheld shower, bath with mix taps, wash hand basin, heated towel rail, storage cabinet and a WC. The master bedroom has an attractive round bay window and built in wardrobes. Bedroom 2 also has built in wardrobes.

One of the most important features of this property is the fabulous, level, southerly facing rear garden, fully enclosed with a granite slabs, lawned area and play area. To the front is a walled garden with driveway with ample parking leading to the garage which has power, lighting and a separate consumer unit for white goods that can be stored inside.

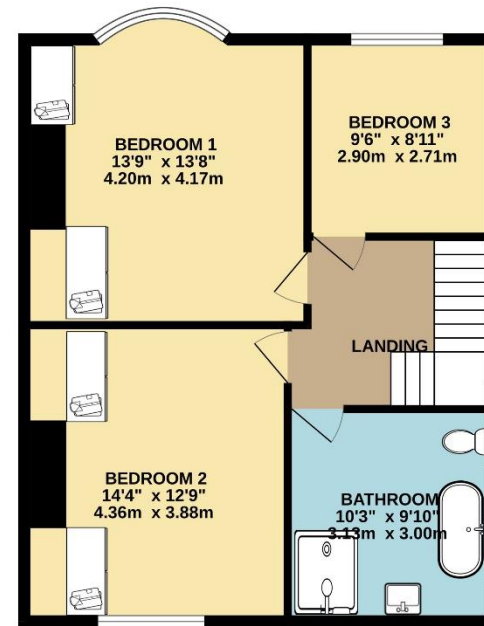
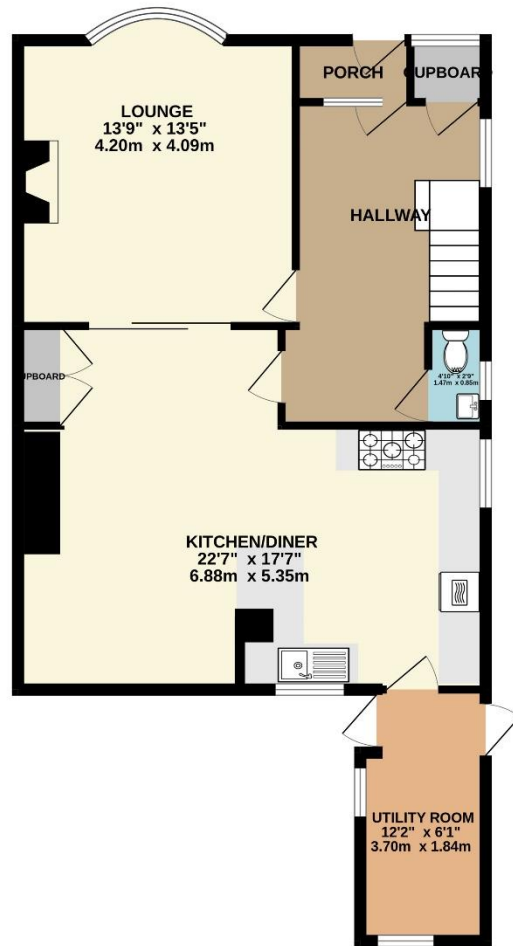
We would strongly recommend an early viewing to appreciate this immaculate home in one of Plymouth's most sought-after locations. We would encourage a viewing at the earliest convenience.



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







TOTAL FLOOR AREA: 1424 sq.ft. (132.3 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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