



## 44 Lower Ridings

Plympton, Plymouth, PL7 5LE

£350,000



Extended semi-detached family home tucked away in a quiet cul-de-sac in the popular Newnham Downs area of Plympton. The accommodation briefly comprises an entrance hallway, open-plan lounge/diner/kitchen plus a self-contained wheelchair accessible annexe with a utility area, wc, spacious bedroom with space for a seating area & a wet room. On the first floor there are 3 further bedrooms & family bathroom. Externally, there is a fully-enclosed private garden on a level plot and off-road parking for 2 cars. The property is perfect for multi-generational living.



**LOWER RIDINGS, PLYMPTON, PL7 5LE**

**ACCOMMODATION**

Plastic wood-effect door with obscured glass panels inset opening into the entrance hallway.

**ENTRANCE HALLWAY 5'7" x 4'1" (1.71 x 1.25)**

Doorway leading into the lounge area. Stairs ascending to the first floor accommodation.

**LOUNGE 14'5" x 11'5" (4.40 x 3.50)**

Doors leading into the annexe/utility area. Wide opening leading into the kitchen/diner area. uPVC double-glazed window to the front elevation.

**KITCHEN/DINER 14'9" x 9'10" (4.51 x 3.00)**

Selection of matching wall-mounted and base units with rolled-edge laminate work-tops. Stainless-steel one-&a-half bowl single drainer sink unit with a mixer tap. Space for an oven with an extractor hood over. Space for a fridge-freezer. Wall-mounted boiler. Space for a 6-seater table within the dining area. uPVC double-glazed sliding doors leading out to the rear garden.

**ANNEXE**

Throughout the annexe there is a ceiling track hoist for wheelchair users.

**UTILITY AREA 14'2" x 9'10" max narrowing to 6'4" (4.32 x 3 max narrowing to 1.95)**

Doors leading to cloakroom/wc and bedroom one. uPVC double-glazed door with obscured glass panels inset to the front elevation providing an separate entrance to the annexe. Base and wall-mounted units with rolled-edge laminate work top. Space for a washing machine. uPVC double-glazed window to the front elevation.

**CLOAKROOM/WC 5'4" x 3'0" (1.65 x 0.92)**

Fitted with a close coupled wc and matching pedestal corner sink.

**BEDROOM ONE 24'7" x 10'5" (7.51 x 3.18)**

Built-in storage cupboard. Velux skylight. PVC double-glazed window to the side elevation. uPVC double-glazed sliding doors leading out to the garden. Doorway leading to the wet room.

**WET ROOM 10'5" x 7'4" (3.18 x 2.25)**

Panel bath with mains shower over, close coupled wc and vanity hand basin with a mixer tap over and drawer storage below. Towel rail/radiator. uPVC obscured glass double-glazed window to the side elevation.

**FIRST FLOOR LANDING 8'4" x 6'11" max dimensions (2.56 x 2.11 max dimensions)**

Providing access to the first floor accommodation. Storage cupboard. Loft hatch providing access to the loft space.

**BEDROOM TWO 12'9" max narrowing 11'5" x 8'9" (3.91 max narrowing 3.50 x 2.67)**

Built-in mirrored wardrobes. Over-stairs three-quarter height storage cupboard. uPVC double-glazed window to the front elevation.

**BEDROOM THREE 9'0" x 7'4" (2.75 x 2.24)**

uPVC double-glazed window to the rear elevation.

**BEDROOM FOUR 7'6" x 7'3" (2.30 x 2.22)**

uPVC double-glazed window to the rear elevation.

**BATHROOM 6'3" x 5'5" (1.93 x 1.66)**

Comprising a panel bath with a mains-fed shower over, close coupled wc and pedestal sink. Chrome towel rail/radiator. uPVC obscured glass double-glazed window to the side elevation.

**OUTSIDE**

The property is approached via a tarmac driveway with allocated parking for 2 cars. Small front garden laid to stone and pebbles together with some potted plants. Three steps lead up to the main front door and a wheelchair accessible ramp leads up to the annexe door. The rear garden is accessed via the sliding doors in the kitchen/diner or from bedroom one in the annexe leading out onto a patio area with a lawned garden beyond. Wooden garden shed. The rear garden is fully-enclosed and level. Newnham Meadows is close by providing access to a park and countryside walks.

**SERVICES**

The property is connected to all the mains services: gas, electricity, water and drainage.

**COUNCIL TAX**

Plymouth City Council  
Council tax band C

**WHAT3WORDS**

///hooked.grow.copy

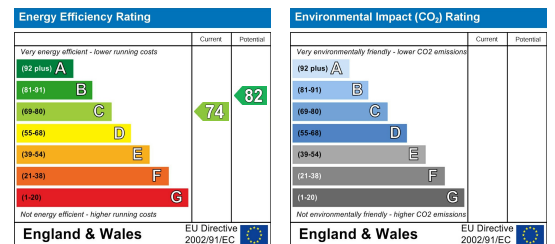
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.