



223 Ridgeway

Plympton, Plymouth, PL7 2HP

£750,000



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RIDGEWAY, PLYMPTON, PLYMOUTH PL7 2HP

ACCOMMODATION

Composite door opening into the entrance porch.

ENTRANCE PORCH

7'3" x 3'2" (2.211 x 0.976)

uPVC double-glazed window to the side elevation. Wooden door opening into the entrance lobby.

ENTRANCE LOBBY

13'9" x 18'10" (4.215 x 5.751)

A spacious area with doors providing access to the lounge, office, dining room, kitchen and downstairs wc. Stairs ascending to the first floor landing.

LOUNGE

20'5" x 13'10" (6.244 x 4.240)

Feature log burner set onto a large slate hearth with a wooden mantel. uPVC double-glazed leadlit windows to the front and side elevations.

OFFICE

13'10" x 10'10" (4.239 x 3.308)

Tiled fire surround. uPVC double-glazed leadlit windows to the front and side elevations.

DINING ROOM

13'11" x 14'10" (4.251 x 4.539)

Gas fireplace with surround. uPVC double-glazed leadlit window to the side elevation. Serving hatch through to the kitchen. Open plan access into the sun room.

SUN ROOM

6'7" x 12'6" (2.025 x 3.826)

2 uPVC double-glazed windows to both side elevations. uPVC doors opening to the rear garden.

KITCHEN

13'9" x 12'5" (4.213 x 3.794)

Newly fitted with a range of matching base and wall-mounted units incorporating a square-edged worktop and an inset one-&-a-half bowl sink unit with mixer tap and detachable handle. Rangemaster-style oven with an attractive splash-back. Integrated Hotpoint microwave. Integrated fridge/freezer. Integrated Hotpoint dishwasher. Feature island with storage and seating. Wall-mounted contemporary vertical radiator. uPVC double-glazed leadlit window to the rear elevation with beautiful views over the garden and out towards the moors. Wooden door, with an inset glass panel, opening into the boot room.

BOOT ROOM

10'6" x 5'7" (3.214 x 1.715)

1 uPVC double-glazed windows to the side elevation - one obscured.

Wall-mounted bench seat. Coat hooks and shoe storage. Space for an additional fridge/freezer if required. Contemporary vertical wall-mounted radiator. Door providing access to the utility room. uPVC door, with an inset obscured panel, opening to the driveway.

UTILITY

7'10" x 7'10" (2.407 x 2.389)

Dual aspect with 2 uPVC double-glazed leadlit windows to the rear elevation and a uPVC double-glazed window to the side elevation, overlooking the car port. Wall-mounted Belfast sink. Base-mounted cupboard with a roll-edged worktop over. Space and plumbing for a washing machine. Space for a tumble dryer. Ample storage space.

DOWNSTAIRS WC

8'4" x 2'9" (2.548 x 0.840)

Low-level wc and a pedestal wash handbasin. Tiled flooring. Partially-tiled walls. Obscured uPVC double-glazed leadlit window to the side elevation.

GALLERIED LANDING

22'3" x 13'9" (6.797 x 4.206)

An impressively sized area with doors providing access to the first floor accommodation. Airing cupboard. Obscured uPVC double-glazed window, with inset stained-glass, to the side elevation. uPVC double-glazed leadlit window to the front elevation with views out over the Plympton House estate and beyond.

BEDROOM ONE

14'8" x 13'10" (4.472 x 4.233)

Feature fire surround. Fitted overhead wardrobes with matching bedside tables. Built-in vanity storage unit. uPVC double-glazed leadlit window to the front elevation with lovely views. Door opening to the ensuite.

ENSUITE

7'9" x 5'8" (2.374 x 1.729)

Fitted with a colour suite comprising a panelled bath, storage units with an inset sink and a low-level wc. Chrome heated towel rail. Extraction. Obscured uPVC double-glazed leadlit window to the side elevation.

BEDROOM TWO

14'10" x 13'10" (4.532 x 4.240)

Range of built-in wardrobes. Vanity unit with inset sink. Gas fire set into an original, tiled surround with wooden mantel. Dual aspect with uPVC double-glazed leadlit windows to the side elevation and another to the rear elevation with views over the garden to Plympton and beyond.

BEDROOM THREE

10'9" x 13'3" (3.299 x 4.056)

Range of built-in wardrobes and drawers. Gas fire set into a tiled surround with wooden mantel. Dual aspect with uPVC double-glazed leadlit window to the front elevation and a uPVC double-glazed leadlit window to the side elevation.

Tel: 01752 301002

BEDROOM FOUR

13'11" x 8'10" (4.250 x 2.693)

Range of built-in wardrobes and storage with an inset sink. Gas fireplace with tiled surround. uPVC double-glazed leadlit window to the rear elevation with lovely views over the garden to Plympton and beyond.

SEPARATE WC

5'2" x 3'0" (1.590 x 0.934)

Fitted with a low-level wc. Tiled floor. Partly-tiled walls. Obscured uPVC double-glazed leadlit window to the side elevation.

SHOWER ROOM

8'11" x 5'10" (2.732 x 1.8)

Corner shower with a Mira Sport electric shower and a pedestal wash handbasin. Chrome heated towel rail. Tiled flooring. Partly-tiled walls. Extraction. Obscured uPVC double-glazed leadlit window to the rear elevation.

OUTSIDE

The property is approached via wooden gates opening to a private driveway, providing ample off-road parking for a number of vehicles, leading to a car port and the front door, with a wide border of shrubs, plants and trees and a gate to the side leading to the rear garden. The rear garden is a real feature of the property with stunning countryside views and full of mature character. Laid to tiers, the first tier has a large patio area including a beautiful, inset stone-built pond and an area laid to lawn, with a decorative slate pathway and steps descending to the lower tier. This is laid to lawn with mature plants and shrub borders and a wooden gate providing access to the fields behind the property.

OUTBUILDING ONE

Wooden door. Door providing access to the car port. External water tap.

OUTBUILDING TWO

uPVC double-glazed door to the side. Obscured uPVC double-glazed window to the side elevation.

COUNCIL TAX

Plymouth City Council

Council Tax Band:

SERVICES

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

WHAT3WORDS

///span,direct.drive

COUNCIL TAX

Plymouth City Council

Council Tax Band: F

SERVICES

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

WHAT3WORDS

///spain.direct.dive



Road Map



Hybrid Map



Terrain Map

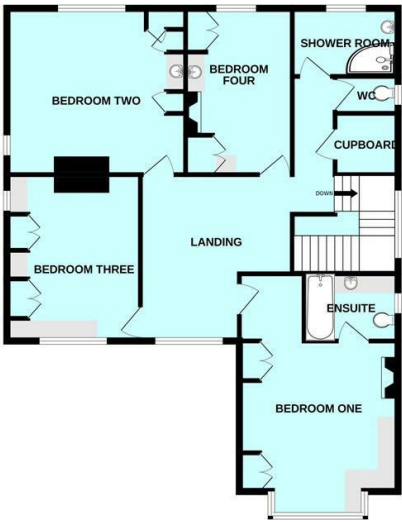


Floor Plan

GROUND FLOOR



1ST FLOOR

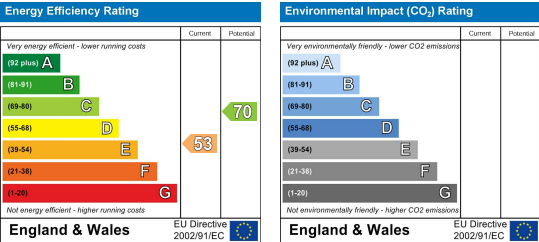


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Viewing

Please contact our Plympton Office on 01752 301002 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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