



7 Upper Ridings

Plympton, Plymouth, PL7 5LD

Offers Over £425,000



Wonderfully-presented family home, situated in a quiet cul-de-sac, in the Newnham Downs area of Plympton. Being offered with no onward chain, it briefly comprises an entrance hall & downstairs wc, lounge & separate dining room, kitchen & conservatory together with 4 good-sized bedrooms, a principal ensuite & family bathroom. To the front of the property there is a garden & a driveway providing off-road parking for 2 vehicles leading to the garage. To the rear there is an enclosed, sunny garden.



UPPER RIDINGS, PLYMPTON, PLYMOUTH PL7 5LD

ACCOMMODATION

Composite door, with inset obscured glass, opening into the entrance hall.

ENTRANCE HALL 14'5" x 3'4" (4.41 x 1.03)

Doors leading to the lounge, kitchen, dining room and cloakroom. Stairs ascending to the first floor landing.

LOUNGE 15'8" x 11'4" (4.78 x 3.46)

uPVC double-glazed window to the rear elevation. Double-glazed sliding door leading to the conservatory.

KITCHEN 12'1" x 8'3" (3.69 x 2.53)

Fitted with a contemporary range of matching white high-gloss base and wall-mounted units incorporating a square-edged laminate worktop with an inset induction hob and extractor over. Stainless-steel sink with mixer tap. Tiled splash-back. Integrated oven and separate grill. Integrated fridge and freezer. Space for a dishwasher. Polished white tiled flooring. Obscured uPVC double-glazed door to the side elevation opening to a walkway, in turn leading to the rear garden. uPVC double-glazed window to the rear elevation.

DINING ROOM 10'11" x 8'3" (3.34 x 2.54)

uPVC double-glazed square bay window to the front elevation.

DOWNSTAIRS WC 5'8" x 2'10" (1.75 x 0.88)

Low-level wc and inset wash handbasin with mixer tap and storage below. Obscured uPVC double-glazed window to the front elevation.

CONSERVATORY 14'11" x 10'11" (4.57 x 3.35)

Constructed beneath a polycarbonate roof on a brick base, with uPVC double-glazed windows to both sides and the rear elevations. White tiled flooring. Double uPVC double-glazed patio door opening to the garden. Single uPVC double-glazed door opening to the side.

LANDING 14'8" x 6'11" (4.49 x 2.12)

Doors providing access to the first floor accommodation. Storage cupboard. Drop-down access hatch with pull-down ladder to boarded, insulated loft with power and lighting.

BEDROOM ONE 12'8" x 8'9" (3.88 x 2.67)

uPVC double-glazed window to the front elevation. Door opening to the ensuite.

ENSUITE 9'2" x 3'5" (2.81 x 1.06)

Fitted with a single electric shower unit, a storage unit with inset wash handbasin, tiled splash-back and mixer tap and low-level wc. Ventilation. Obscured uPVC double-glazed window to the side elevation.

BEDROOM TWO 10'5" x 9'5" (3.18 x 2.89)

uPVC double-glazed window to the rear elevation.

BEDROOM THREE 11'6" x 7'9" (3.52 x 2.38)

uPVC double-glazed window to the front elevation.

BEDROOM FOUR 7'11" x 7'7" (2.43 x 2.32)

Currently being used as an office. uPVC double-glazed window to the rear elevation.

BATHROOM 6'11" x 6'8" (2.11 x 2.04)

Panelled bath with overhead waterfall shower and mixer tap. Storage unit with inset wash handbasin and mixer tap, tiled splash-back and low-level wc. Extractor. Obscured uPVC double-glazed window to the rear elevation.

GARAGE 15'8" x 8'5" (4.79 x 2.59)

Up-&-over door. Power and lighting. Boiler.

OUTSIDE

The property is approached via a tarmac driveway providing off-road parking for 2 vehicles bordered to one side by an area of lawn and shrubs. EV charging point and double electric socket fitted to the external wall of the garage. To one side of the house a walkway leads to a wooden gate providing access to the rear garden. The sunny rear garden is enclosed, laid to lawn and patio including a raised rockery with mature shrubs. Outside tap. There are 2 sheds with power and water - one of which is currently being used as a utility with a washing machine in situ.

COUNCIL TAX

Plymouth City Council
Council Tax Band: E

SERVICES

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

WHAT3WORDS

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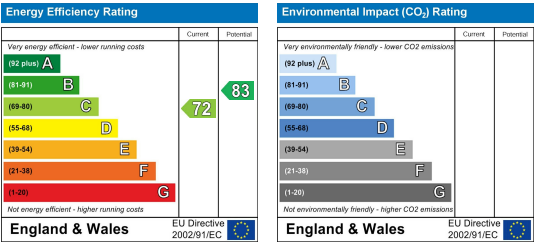
Area Map



Floor Plans



Energy Efficiency Graph



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