



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

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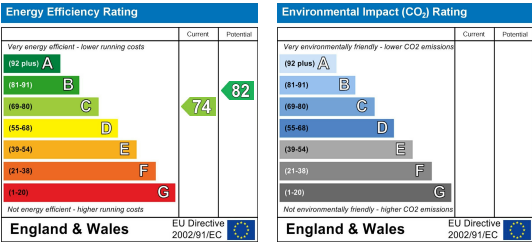
Area Map



Floor Plans



Energy Efficiency Graph



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