



Ridge House, Ridge Road, Plympton, Plymouth, Devon, PL7 1UF

Price £950,000



Hardwick House, located on the edge of Plympton is a striking 5 bed detached newly built property situated on the outskirts of Plympton. The accommodation is spacious, well-appointed and is set in an elevated position on half an acre of land which consists of gardens and parking and is well positioned for decent views and easy access to Plymouth city centre and beyond. The property is being sold with a ten-year ICW structural warranty.

We are delighted to bring to the market, Hardwick House, an impressive and stylish residence on the outskirts of the popular residential area of Plympton. This newly built, detached house sits in an elevated position within enclosed, landscaped gardens of around half an acre. The property benefits from extensive private parking and enjoys views of the surrounding countryside. This and its proximity to the city of Plymouth and all main transport links, including the A38 make this an ideal family retreat. The house itself offers numerous generously proportioned rooms including entrance hall, a large dual aspect sitting room with feature fireplace, a superbly equipped kitchen diner, a convenient study, 5 double bedrooms, 3 with ensuite shower room, a family bathroom, utility room, downstairs WC and a standalone double garage.

The property has many appealing features, but the highlights include: a double height entrance hall with feature window making for an impressive and light filled welcoming space towards the front of the property. Of note is the open plan kitchen diner which acts as the real heart of the home and combines three convenient spaces in one: a light bright dining area with stylish built in seating, a versatile lounging area with bifold doors opening directly onto the garden and a well-considered contemporary kitchen. The kitchen itself, designed by System Six Kitchens, includes a range of stylish units, quartz worktops and various integrated NEFF appliances including a dishwasher, tower fridge and freezer, 2 x ovens, microwave oven, warming drawer, vented induction hob and Quooker boiling water tap. Upstairs the accommodation is equally as well appointed and comprises five double bedrooms and three with en-suite shower rooms as well as a family bathroom all fitted with attractive Porcelanosa tiling. Underfloor heating throughout the house is powered efficiently by an air source heat pump whilst all flooring is provided and consists of engineered oak to the ground floor, tiling in the bathrooms and utility spaces and carpet to the bedrooms and landing. The gardens and driveway are enclosed and gated whilst a security alarm is fitted inside the house to provide extra peace of mind to occupants. The house is being sold with a ten-year ICW structural warranty.

Measurements (all maximum and in feet/inches):

Entrance Hallway – 13'06 x 10'05 x 17'00 (height)

Kitchen / dining room – 33'06 x 19'00 narrowing to 16'07 in the dining area

Study – 10'02 x 7'00

Utility Room – 6'01 x 9'00

Lounge – 17'10 x 28'11

Bedroom 1 – 18'01 x 11'07

Ensuite – 11'05 x 5'02

Bedroom 2 – 13'05 x 11'08

Ensuite - 8'01 x 5'10

Bathroom – 7'08 x 9'06

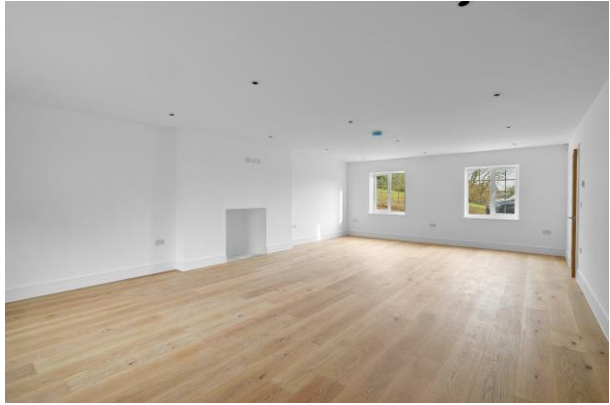
Bedroom 3 – 12'07 x 12'11

Ensuite – 6'06 x 10'09

Bedroom 4 – 14'06 x 10'09

Bedroom 5 – 12'08 x 9'06

To view this property call Lang Town & Country Estate Agents on **01752 278499**.



GROUND FLOOR
1905 sq.ft. (177.0 sq.m.) approx.



1ST FLOOR
1290 sq.ft. (119.9 sq.m.) approx.



TOTAL FLOOR AREA : 3196 sq.ft. (296.9 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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