



## 10 Lower Ridings

Plympton, Plymouth, PL7 5LE

£325,000



Executive-style family home, located in the popular Newnham Downs area of Plympton, situated in a quiet cul-de-sac & set onto a large plot, the accommodation briefly comprises an entrance hall, lounge, kitchen, conservatory & ground floor cloakroom. Upstairs, there are 3 bedrooms - with the principal offering ensuite facilities - & a family bathroom. The property also benefits from a driveway & a garage, with gardens to both the front & rear, & is being offered with no onward chain.





LOWER RIDINGS, PLYMPTON, PLYMOUTH PL7 5LE

ACCOMMODATION

Wooden door, with inset panelling, opening into the entrance hall.

ENTRANCE HALL 12'7" x 2'10" (3.85 x 0.88)

Doors leading to the lounge, kitchen and downstairs cloakroom. Stairs ascending to the first floor landing with storage beneath.

LOUNGE 14'9" x 12'0" (4.52 x 3.66)

Gas fire set onto a polished stone hearth, with surround and wooden mantel over. Aluminium-framed double-glazed sliding patio door opening into the conservatory.

CONSERVATORY 9'2" x 8'10" (2.81 x 2.70)

Constructed beneath a composite roof with uPVC double-glazed windows to the side and rear elevations and an exposed brick base. Tiled floor. uPVC double-glazed patio doors opening to the garden.

KITCHEN 12'1" x 8'7" (3.69 x 2.63)

Fitted with a matching range of base and wall-mounted units incorporating roll-edged laminate worktop with inset 4-burner gas hob and extractor over. Inset one-&-a-half bowl composite sink unit with mixer tap. Spaces for a fridge/freezer and washing machine. Integrated oven and grill. uPVC double-glazed bay window to the front elevation. Wooden double-glazed door opening to the side.

DOWNSTAIRS CLOAKROOM 5'9" x 2'8" (1.77 x 0.82)

Low-level wc with wall mounted wash handbasin. uPVC double-glazed window to the side elevation.

FIRST FLOOR LANDING 9'0" x 3'5" (2.75 x 1.05)

Doors providing access to the first floor accommodation. uPVC double-glazed window to the side elevation. Up-&-over loft hatch.

BEDROOM ONE 10'9" x 9'3" (3.30 x 2.82)

Built-in triple wardrobe. uPVC double-glazed window to the front elevation. Door opening to the ensuite.

ENSUITE 5'8" x 5'3" (1.74 x 1.61)

Fitted with a matching suite comprising a corner shower unit, pedestal wash handbasin and low-level wc. Shaving point. Extraction. Storage cupboard housing the Worcester combi boiler. Obscured uPVC double-glazed window to the front elevation.

BEDROOM TWO 9'5" x 6'0" (2.88 x 1.85)

uPVC double-glazed window to the rear elevation.

BEDROOM THREE 8'5" x 6'6" (2.59 x 2)

uPVC double-glazed window to the rear elevation.

FAMILY BATHROOM 6'2" x 5'7" (1.90 x 1.71)

Fitted with a matching suite comprising a panelled bath with shower attachment and mixer tap, pedestal wash handbasin with mixer tap and low-level wc. Shaving point. Extractor. Obscured uPVC double-glazed window to the side elevation.

GARAGE 16'3" x 8'1" (4.96 x 2.48)

Up-&-over door. Power and lighting.

OUTSIDE

The property is approached via a shared drive, leading to its own driveway which provides off-road parking for 2 vehicles in front of the garage, with bordering areas of lawn, stone chippings and mature shrubs. A wooden gate provides access to the westerly-facing rear garden which is fully enclosed and includes areas laid to patio and lawn, with decorative raised beds of mature shrubs and bushes bordered with stone chippings.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: D

SERVICES

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

WHAT3WORDS

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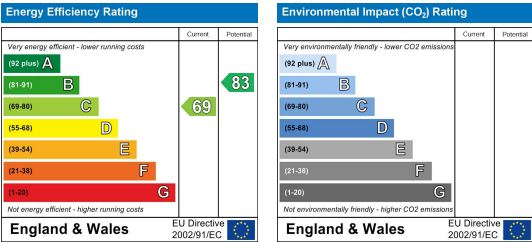
Area Map



Floor Plans



Energy Efficiency Graph



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