



4 Wolrige Way, Plympton, Plymouth, Devon, PL7 2RU

# Price £295,000



Situated in a popular cul-de-sac location close to a wide range of local amenities and well-regarded schools, this beautifully presented three double bedroom semi-detached family home offers generous and versatile accommodation throughout.

The ground floor welcomes you with a spacious entrance hall leading into a bright and generously sized lounge/diner, perfect for both everyday living and entertaining. French doors open directly onto the rear garden, creating a lovely connection between indoor and outdoor space. The spacious kitchen/diner is well equipped with a range of wall and base units, fitted hob and oven, and is complemented by the added benefit of a modern, recently refurbished downstairs WC.

Upstairs, the property continues to impress with three well-proportioned double bedrooms and a stylish four-piece family bathroom comprising a WC, wash hand basin, bath and a separate walk-in double shower cubicle.

Externally, the front of the property features a low-maintenance garden alongside a driveway providing off-road parking and access to the garage. The garage benefits from a new roof, light, power and offers convenient access through to the rear garden. To the rear is a fully enclosed garden, ideal for families and entertaining, with a patio seating area and a lawned garden.

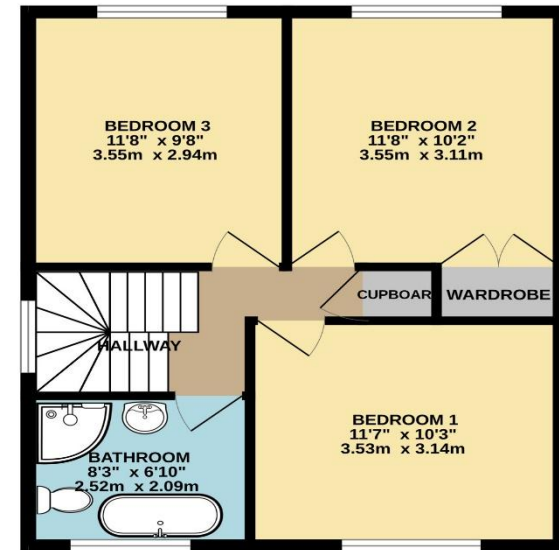
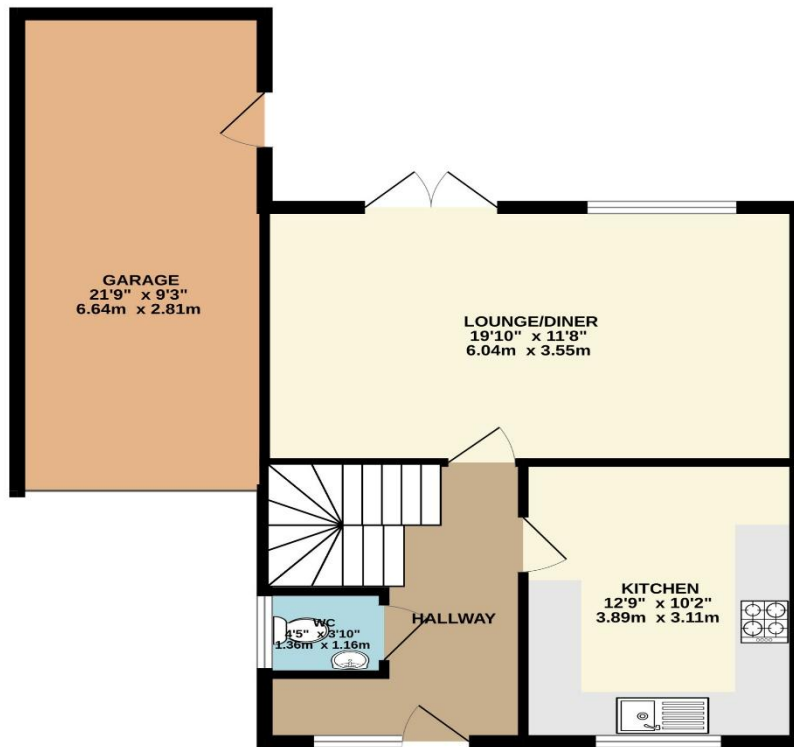
This property is well positioned to take advantage of the open parkland and the excellent range of amenities close-by include a local doctor's surgery, Chaddlewood shopping precinct and regular transport links to the Ridgeway Shopping Centre together with easy access to the A38.



To view this property call Lang Town & Country Estate Agents on **01752 456000**.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		50
(21-38) <b>F</b>	25	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 1169 sq.ft. (108.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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