



## Asking Price £335,000

Nestled in a sought-after residential area of Plympton, Highglen Drive offers a spacious and beautifully presented three-bedroom detached home ideal for growing families. Set on a generous plot, this light and airy residence is thoughtfully laid out to maximise comfort and practicality. The ground floor welcomes you with a bright entrance hall leading to a spacious lounge, perfect for relaxing or entertaining. The adjacent dining room connects seamlessly to a modern kitchen and opens into a delightful conservatory, allowing natural light to flood the living areas and providing views across the rear garden. A separate utility room adds everyday convenience, along with a ground floor WC and internal access to the integral garage.

Upstairs, the property boasts three well-proportioned bedrooms, including a generous principal bedroom with ample storage, and a stylish family bathroom. Outside, the home benefits from a private driveway providing off-road parking and access to the garage. The rear garden is a peaceful retreat, perfect for family enjoyment or summer entertaining. Located close to schools, local shops, green spaces, and transport links, this is a perfect blend of comfort, convenience and style.

## Highglen Drive, Plympton, PL7 5LA

### Area

Plympton is a highly sought-after suburb of Plymouth, blending historic character with the convenience of modern living. It offers an excellent range of amenities, making it ideal for families, professionals, and retirees alike. Residents benefit from easy access to The Ridgeway shopping area, which hosts a variety of independent retailers, cafes, and essential services, alongside major supermarkets just a short drive away. The area is well-served by reputable schools including Glen Park Primary and Hele's School, making it especially popular with families.

Transport connections are strong, with quick links to the A38 Devon Expressway for commuting to Plymouth city centre and beyond, as well as regular bus routes. Leisure opportunities abound, with beautiful open spaces like Saltram House and its surrounding parklands nearby, perfect for walking, cycling or picnics. There are also local leisure centres, gyms, and sports clubs to support an active lifestyle. Plympton enjoys a strong sense of community, offering the feel of a small town while still being closely connected to the wider Plymouth area, making it a truly desirable place to live.

### Accommodation Comprises

Hallway: Welcoming entrance with access to WC, lounge, and stairs to first floor.

Lounge: 4.10m x 3.71m (13' 6" x 12' 2") – Spacious and bright, ideal for family living.

Dining Room: 3.31m x 2.35m (10' 10" x 7' 9") – Flows into the conservatory and kitchen.

Kitchen: 3.28m x 2.33m (10' 9" x 7' 8") – Modern with fitted units and rear garden views.

Conservatory: 2.84m x 2.85m (9' 4" x 9' 4") – A sunny and tranquil space overlooking the garden.

Utility Room: 2.20m x 2.45m (7' 3" x 8') – Handy laundry/secondary kitchen area.

WC: Cloakroom with wash basin and toilet.

Garage: 5.54m x 2.51m (18' 2" x 8' 3") – Integral, with internal and external access.

### First Floor:

Bedroom 1: 4.12m x 2.78m (13' 6" x 9' 2") – Spacious double with built-in wardrobe space.

Bedroom 2: 3.38m max x 2.78m (11' 1" x 9' 2") – Another generous double bedroom.

Bedroom 3: 3.06m x 1.90m (10' x 6' 3") – Ideal as a child's room, guest space or home office.

Bathroom: Contemporary suite with bath/shower, WC and sink.

Landing: Central access point to all upstairs rooms.

### Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







Ground Floor



**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

