



Ridgeway, Plymouth PL7 2HJ

welcome to

Ridgeway, Plymouth

*** FOUR FLOOR FAMILY HOME ***

A fantastic opportunity to purchase this truly impressive SIX BEDROOM, family home with PERIOD features throughout, situated over FOUR FLOORS offering VERSATILITY. Presented in an IMMACULATE condition throughout, with EXTENSIVE works externally and a STUNNING garden.



Entrance Porch

Single glazed detailed windows to front and side elevation with a tiled flooring, space for shoes and coats with a door leading to the entrance hallway.

Entrance Hallway

A spacious entrance hallway with doors to the cloakroom, lounge and dining room. Stairs leading down to the kitchen diner and also stairs leading to the first floor with three double glazed windows to side elevation.

Lounge

Large double glazed bay window to front elevation with two radiators, bi-fold doors to the dining room and a working feature fireplace with surround.

Dining Room

Space for a large dining table and chairs with a working feature fireplace and surround, two radiators, two storage cupboard, large double glazed bay window to rear elevation and door with steps down to the rear garden.

Cloakroom

WC and hand wash basin.

Lower Ground Floor

Situated on the lower ground floor is a spacious kitchen/diner, utility room and Pantry.

Kitchen/Diner

A stunning modern kitchen with plenty of wall and base units along with worktop space. There's an integrated dish washer, the oven and hob which will be included and space for an American style fridge freezer. Patio doors lead to the rear garden.

Utility Room

Space and plumbing for a washing machine, extractor space for a dryer and shelving for additional storage. Double glazed frosted window to side elevation.

Pantry

Practical storage space with a frosted double glazed window to side elevation.

First Floor Landing

Doors to the bathroom and bedrooms 3,4 and 6, a radiator and stairs up to the 'Linen Room' with a double glazed window to side elevation.

Bedroom 3

Double glazed window to front elevation, radiator and fitted wardrobes.

Bedroom 4

Two double glazed windows to rear elevation overlooking the garden, vanity sink and radiator.

Bedroom 6

Double glazed window to front elevation, feature fireplace and a radiator.

Bathroom

A matching four piece suite of a shower cubicle with an electric shower, matching grey vanity sink and WC unit, a bath to the rear and towel rail with a double glazed frosted window to rear elevation.

Second Floor Landing

A spacious landing with doors to bedrooms 1,2 and 5 with a loft access hatch.

Bedroom 1

Double glazed window to rear elevation with far reaching views, radiator, fitted wardrobes and door to the ensuite.

Ensuite

A large fully tiled ensuite with 'His & Hers' sinks, a walk in electric shower, towel rail, mirrored units and a double glazed frosted window to side elevation.

Bedroom 2

Three double glazed windows to front elevation, radiator and two fitted wardrobes.

Bedroom 5

Double glazed window to front elevation, radiator and a storage cupboard.

Front Garden

Gated entrance with steps leading up with a pathway to the front door and side access to the rear garden along with two lawn patches.

Rear Garden

A stunning, spacious rear garden which consists of a central lawn with a patio slab surround allowing space for outdoor furniture, a hot tub with an outdoor socket fixed to the shed. To the rear is an additional hidden spot currently used for log/compost storage. To the side of the property there is an approximate 4x3m shed that will be staying.

Outdoor Workshop

Situated to the rear of the garden, with multiple plug sockets, heating and lighting. To the right hand side is a full length work top space with lower base units concealing the RCD.



view this property online fox-and-sons.co.uk/Property/PYP104623



welcome to Ridgeway, Plymouth

- Impressive 6 Bedroom Home
- Situated Over Four Floors
- Master Ensuite
- Total Re-Render With Membrane Damp Proofing
- Immaculate Throughout

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E



offers in the region of
£550,000

Total floor area 227.9 m² (2,453 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

fox & sons



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PYP104623



Property Ref:
PYP104623 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures and services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons



01752 344349



plympton@fox-and-sons.co.uk



143 Ridgeway, Plympton, PLYMOUTH, Devon,
PL7 2HJ



fox-and-sons.co.uk