




LANG TOWN
& COUNTRY
SALES

28 Higher Park Close, Plympton, Plymouth, Devon, PL7 1XG


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Price £315,000



This spacious and extended three double bedroom semi-detached family home, offering versatile accommodation ideally suited to modern family living. The property benefits from a generous entrance porch, a comfortable lounge/diner, an extended kitchen/family room and an additional reception room created from the former garage, together with a downstairs WC and useful storage. To the first floor are three well-proportioned double bedrooms, a modern family bathroom and a separate WC.

The ground floor provides excellent flexibility, with the converted garage offering an ideal space for a second sitting room, playroom, home office or hobby room. The extended kitchen/family room creates a sociable area for everyday living and entertaining, complemented by the separate lounge/diner.

Upstairs, all three bedrooms offer generous proportions, making this an excellent choice for families, while the modern bathroom and separate WC add practicality to the accommodation.

Outside, the property enjoys a particularly attractive rear garden, thoughtfully landscaped to create a lovely balance of lawn, mature planting and colourful flower borders. The raised lawn is framed by established hedging, shrubs and ornamental trees, providing a pleasant degree of privacy and a lovely outlook. A paved patio offers an ideal spot for outdoor dining and relaxation, while the attractive retaining walls, planted borders and established greenery give the garden a mature, well-maintained feel. There is plenty of space to enjoy throughout the seasons, with a further seating area tucked towards the rear of the garden.

To the front, a lawned garden and private driveway provide useful off-road parking and an inviting approach to the property.

Situated within the popular residential area of Plympton, the property is conveniently placed for a range of local amenities. The nearby Ridgeway offers a variety of shops, supermarkets, cafés, bakeries and everyday services, while larger retail facilities can be found at Marsh Mills. Families will appreciate the choice of local primary and secondary schools, together with nearby parks and recreational facilities.

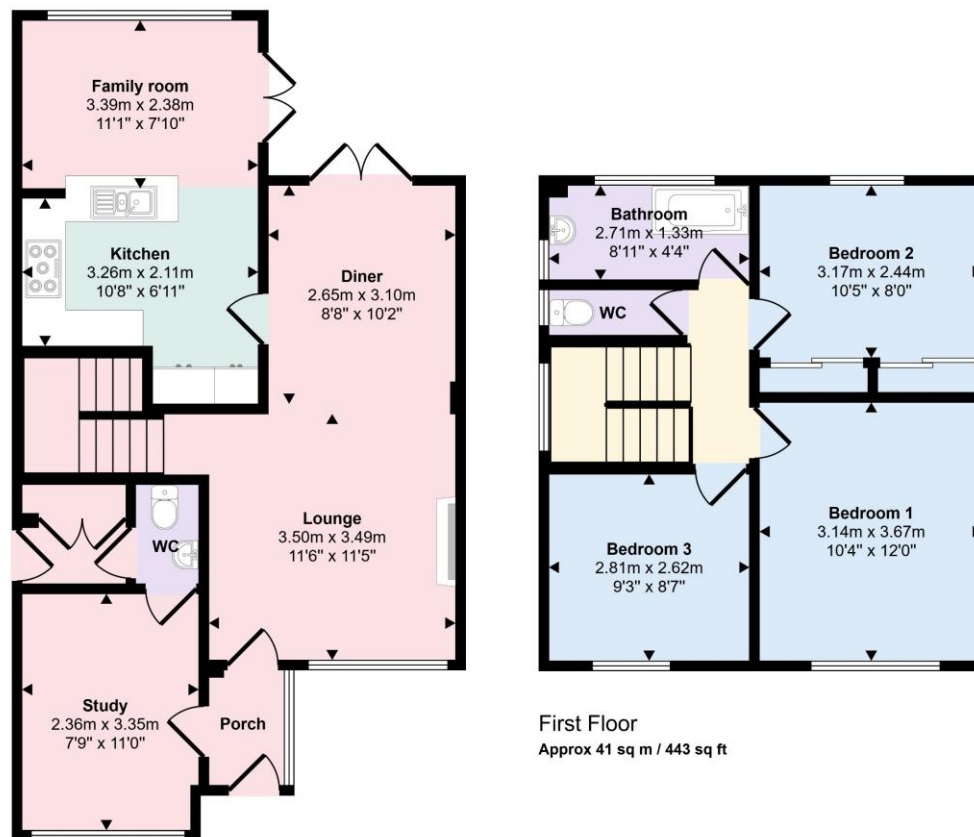
The area also benefits from regular bus services into Plymouth city centre, while the A38 is readily accessible, providing convenient links towards Exeter and Cornwall. Combining generous accommodation, a versatile layout and an attractive, established rear garden, this is a superb opportunity to acquire a spacious family home in a popular and well-connected residential location.



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



Approx Gross Internal Area
98 sq m / 1055 sq ft



Ground Floor
Approx 57 sq m / 613 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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