



1 UPPER RIDINGS, NEWNHAM DOWNS

PLYMPTON, PLYMOUTH, PL7 5LD

OFFERS OVER : £400,000
FREEHOLD

Situated in a popular cul-de-sac in the Newnham Downs area of Plympton we have this nicely presented 4 bedroom detached house situated. Accommodation comprises, lounge, conservatory, cloakroom, modern kitchen/diner and utility room. On the first floor are four bedrooms (master en-suite) and bathroom. Benefitting from driveway for 2/3 vehicles, garage and tiered rear garden. Offered with no onward chain a viewing is highly advised.



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- Detached House
- 4 Bedrooms (master en-suite)
- Modern Kitchen/Breakfast Room
- Lounge & Conservatory
- Driveway Parking & Garage
- No Onward Chain



Entrance:

Via part glazed door into:

Hallway:

Stairs rising to first floor, doors to rooms and to:

Cloakroom:

uPVC obscure double glazed window to the front. Low flush W.C and wash hand basin with tiling to splash back areas.

Kitchen/Breakfast Room 5.57m x 2.53m (18'3" x 8'3")

uPVC double glazed bay window to the front with window seat. Wall and floor mounted matching units with square edge worktops and tiling to splash back areas. Bowl and a half drainer sink unit with mixer tap over and gas hob with extractor over. Built in eye level double oven and integrated dishwasher. Space for american style fridge/freezer. Glazed door through too:

Utility Room: 2.53m x 1.42m (8'3" x 4'7")

French doors to the rear and spaces for washing machine and tumble dryer.

Lounge: 4.81m x 3.20m (15'9" x 10'5")

Opening through to conservatory and radiator.

Conservatory/Dining Room 3.65m x 3.31m (11'11" x 10'10")

uPVC double glazed windows to the rear and radiator.

First Floor Landing:

Access to all upstairs rooms and access to loft space.

Bedroom 1: 3.89m x 2.71m (12'9" x 8'10")

uPVC double glazed window to the front, radiator and door to:

En-Suite:

uPVC obscure double glazed window to the side.

Shower cubicle with glazed screen, vanity wash hand basin with cupboards under and low flush W.C. Tiling to splash backs and shower area.

Bedroom 2: 3.47m x 2.49m (11'4" x 8'2")

uPVC double glazed window to the front and radiator.

Bedroom 3: 3.17m x 2.88m (10'4" x 9'5")

uPVC double glazed window to the rear and radiator.

Bedroom 4: 2.44m x 2.31m (8'0" x 7'6")

uPVC double glazed window to the rear and radiator.

Bathroom:

uPVC obscure double glazed window to the rear. Panelled bath with shower over and glazed screen, pedestal wash hand basin and low flush W.C. Tiling to all splashback areas and and to shower area. Heated Towel Rail.

Outside:

To the front of the property is a driveway for 2/3 vehicles, access to the garage, front door and down the side to the rear. To the rear is a tiered garden with a patio area leading to a lawned area and a decking area with a few steps to a further decking area.

Additional Information:

Council Tax - E (2984.48)

Construction - Standard

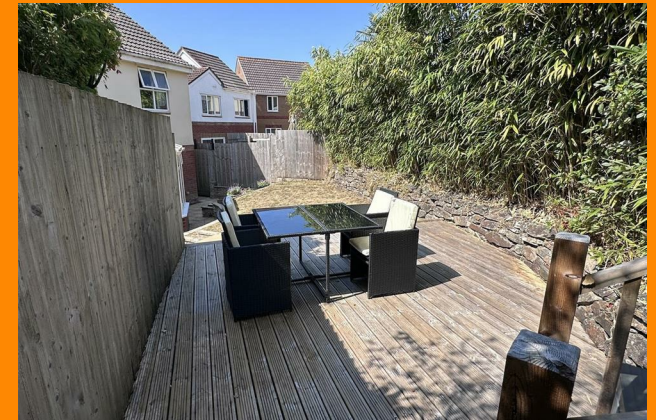
Parking - Drive & Garage

Chain - No Onward Chain

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Total Area: 128.8 m² ... 1386 ft²





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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