



32 The Knoll, Plympton, Plymouth, Devon, PL7 4SJ

Guide Price £385,000



32 The Knoll is a beautifully presented, extended semi-detached family home located in a sought-after area of Plympton in the Heles school catchment. This property offers ample living space and has been extended to create a spacious kitchen and additional en-suite bedroom.

Upon entering, you are greeted by a spacious entrance hall where the stairs rise to the first floor and access is provided to the ground floor accommodation. The ground floor features a bright and airy bay fronted lounge and separate dining room. The extension has a well-appointed fitted kitchen with NEFF integrated appliances which was installed in 2021, there is a separate utility room.

On the first floor you will find four well-proportioned bedrooms, providing flexibility for a growing family. The master bedroom has an en-suite shower room, and the modern family bathroom is sleek and stylish in design with underfloor heating.

To the front the property there is ample parking and access to the garage. The garage has light and power and a door that leads to the rear garden.

The rear garden boasts a westerly facing aspect with a generous patio area, lawned garden and an artificial lawn, ideal for enjoying the afternoon sun and al fresco dining, whilst providing a safe and secure environment for the family to play.

This residence is ideally positioned to the Ridgeway Shopping Centre in Plympton which offers numerous shops and facilities. Doctor's and dental surgeries can be found close by. Transport links connect you to all the surrounding areas including the vibrant city centre of Plymouth.

In accordance with the Estate Agents Act (1979), we hereby disclose that the owner of this property is an employee at Lang Town & Country.



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





TOTAL FLOOR AREA : 1393 sq.ft. (129.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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