



1 Rockdale Road, Yealmpton, PL8 2DZ



Guide Price £550,000 - £575,000

Description

Set on a corner plot in this ever-popular residential road in the sought-after village of Yealmpton, this four-bedroomed detached house has undergone an extensive programme of works to provide a fabulous family home with beautifully presented accommodation which still offers the flexibility to suit individual needs.

Accommodation

The current owners have made extensive improvements to the property including three new bath/shower rooms, a new Worcester boiler, pressurised hot water system and radiators throughout, all new double glazed windows apart from two, new timberwork and fascia's to the roof, flooring and carpets, front door, internal doors and USB sockets.

The Sitting Room benefits from a bay window to the front with a deep sill, a feature fireplace with electric stove on a marble hearth with marble surround and mantel over and an open aspect to the Dining Room which has a large window to the rear overlooking the garden. The Snug/Office enjoys glazed bi-fold doors leading to the garden and is fitted with built-in office units including cupboards and a desk.



The Kitchen/Breakfast Room is a great space with a range of wall and base units with Corian work surfaces over and cupboards and drawers under incorporating a 1½ bowl sink unit with filtered hot water tap, electric ceramic hob, integral dishwasher and over-sized fridge and freezer, a new built-in double oven and additional microwave/oven. There is a further sink unit with mixer tap in addition to display cabinets, a cupboard housing the boiler and a part-glazed door leading to the garden. The Utility/Cloakroom provides space for shoes and coats in addition to built-in cupboards providing useful storage and housing the washing machine and tumble dryer, a low level WC and wall mounted sink unit with waterfall mixer tap, and a heated towel rail.

Accommodation contd...

On the first floor are four bedrooms, three of which are good-sized doubles and the fourth is a generous single with built-in bed unit with drawers under. The remaining bedrooms all benefit from substantial built-in wardrobes and two have en-suite shower rooms which have been refitted to provide large shower cubicles with rainfall showers and hand-held shower attachments, low level WCs, heated towel rails and wall mounted sink units (twin in the master suite) with drawers under and lighted, mirror-fronted cabinets over; the main en-suite also has a bidet. The Family Bathroom has also been re-fitted with a matching suite comprising paneled bath with mixer tap and hand-held shower attachment, hand basin with mixer tap, drawers under and lighted mirror over which also links to your phone for video calling, low level WC, heated towel rail and porcelain tiles.

Outside

To the front of the property is a lawn area which wraps around two sides of the property with well-stocked flower borders and a bin store to the side. There is a driveway providing parking for two vehicles and access to the Integral Garage which has an electric roller door to the front, pedestrian door leading to the snug/office, extensive loft space with pull-down ladder, light, and power.

The rear garden has been beautifully landscaped with a crescent-shaped lawn surrounded by paving providing seating areas to enjoy the sun at all times of the day. Raised beds bordered by oak sleepers are well-stocked with a wide range of mature shrubs and other plants including clematis, honeysuckle and lavender. There is a built-in storage unit for recycling boxes and a pedestrian gate to the side.

At the rear of the snug/office and accessed from the garden, there is a very useful Workshop which has a window to the rear, plenty of sockets, and light.



Approximate Gross Internal Floor Area = 187.3 sq m / 2017 sq ft

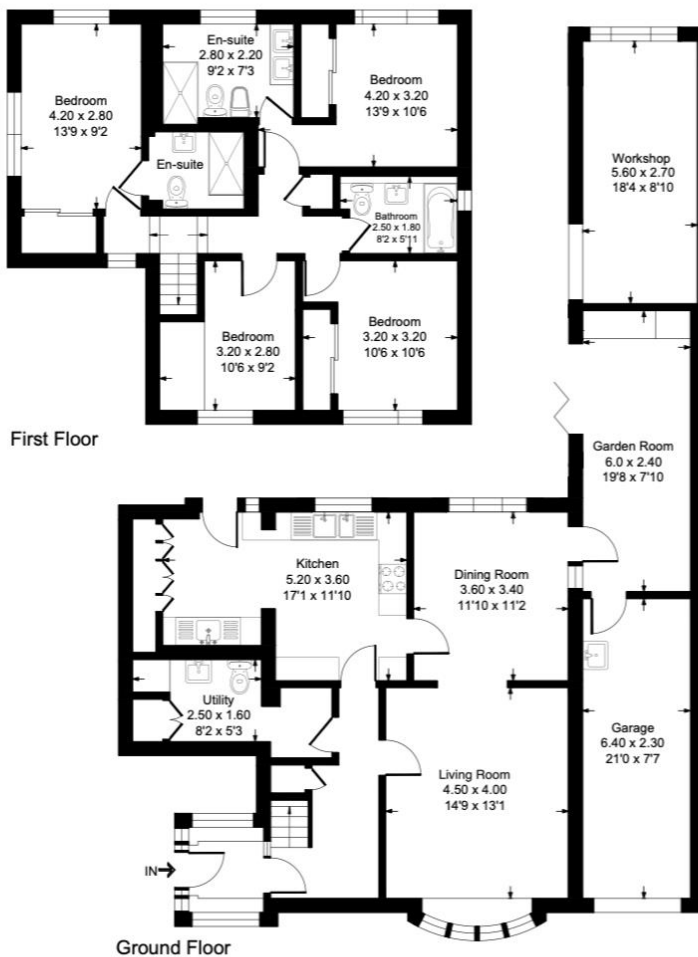


Illustration for identification purposes only, measurements are approximate, not to scale.

Services

Mains gas, electricity, water and drainage. Central heating and hot water provided by new Worcester boiler located in the kitchen and pressurised hot water tank in the landing cupboard. Under floor heating to the kitchen. Mains-linked fire alarms. USB plug sockets.

Tenure

Freehold.

Local Authority and Council Tax

South Hams District Council. Council Tax Band E.

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