



36 Rowland Close

Plymstock, Plymouth, PL9 9TH

£315,000



Occupying a lovely corner plot position is this semi-detached house with reverse-style accommodation. The accommodation is spacious & briefly comprises a fabulous kitchen/dining room leading to a separate lounge, double bedroom with ensuite shower room on the first floor level. 2 further good-sized bedrooms & bathroom downstairs. Leading from one of the bedrooms is a conservatory. Lawned & planted gardens to the front, side and rear. 2 driveways & a single garage. Double-glazing & central heating. Owned photovoltaic roof panels.



ROWLAND CLOSE, PLYMSTOCK, PL9 9TH

ACCOMMODATION

Access to the property is gained via the uPVC part double-glazed entrance door leading into the kitchen/dining room. Stairs descending to the ground floor accommodation. Doorway leading into bedroom three.

KITCHEN/DINING ROOM 24'11" x 9'7" (7.61 x 2.94)

A triple aspect room with double-glazed windows to the front, side and rear elevations. Feature stripped flooring. Range of contemporary-style matching eye-level and base units with wooden work surfaces. Inset stainless-steel one-&-a-half bowl sink unit with mixer tap. Inset 4-ring gas hob. Adjacent electric double oven and grill. Space and plumbing for a dishwasher. Integrated fridge and freezer. Useful storage cupboard. Glazed door leading into the lounge.

LOUNGE 12'7" x 11'3" (3.86 x 3.43)

Continuation of the stripped exposed timber floor. Double-glazed window to the rear elevation with a lovely open outlook over local rooftops and the surrounding district. Fireplace within inset 'Living Flame' gas fire.

BEDROOM THREE 12'2" x 7'5" (3.73 x 2.28)

Double-glazed window to the front elevation. Wall-mounted electric heater. Loft hatch with loft ladder. Please note that the boiler is located within the loft space. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 7'4" x 3'3" (2.25 x 1)

Comprising a separate shower cubicle with sliding shower screen door, tiled area surround and shower unit with spray attachment, low level toilet with macerator system and sink unit with mixer tap and cupboard beneath. Heated towel rail/radiator.

GROUND FLOOR

LOBBY

Built-in utility cupboard with space and plumbing for a washing machine and space above for a tumble dryer. Exposed timber floor.

BEDROOM ONE 17'0" x 11'3" at widest points (5.20 x 3.43 at widest points)

Exposed timber floor. Double doors opening into the conservatory.

CONSERVATORY 10'0" x 9'11" (3.07 x 3.03)

Pitch polycarbonate roof. Full-length double-glazed windows to 3 elevations. Double doors leading out to the garden.

BEDROOM TWO 10'2" x 9'6" (3.10 x 2.91)

Double-glazed window to the rear elevation.

BATHROOM 6'8" x 6'3" (2.04 x 1.92)

Fitted with a 3-piece suite comprising a 'P-shaped' bath with mixer tap, shower unit with spray attachment and folding shower screen, pedestal basin with mixer tap and a low level toilet. Tiled floor. Tiled walls. Double-glazed window to the side elevation.

GARAGE

Up-&-over door. Power and lighting.

OUTSIDE

The property sits on a corner plot and has an open-plan lawned area to the front elevation together with a driveway. A pathway and steps lead down to the side section of garden where the garage is located. The rear garden is enclosed by timber fencing and is mainly laid to lawn with a number of mature trees and bushes bordering.

COUNCIL TAX

Plymouth City Council
Council tax band C

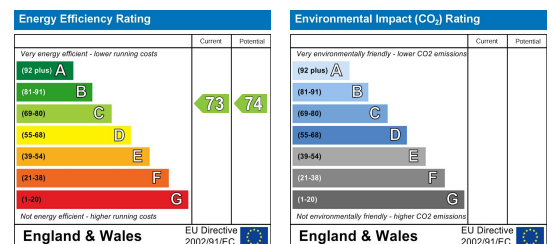
Area Map



Floor Plans



Energy Efficiency Graph



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