



24 Rocky Park Road

Plymstock, Plymouth, PL9 7DH

Offers In Excess Of £650,000



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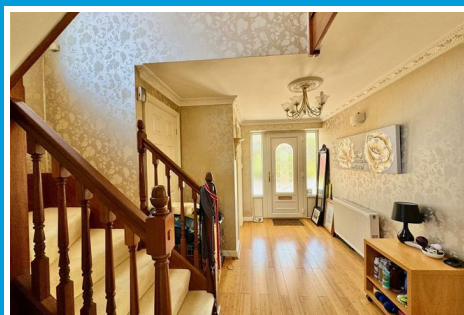
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ROCKY PARK ROAD, PLYMSTOCK, PL9 7DH

MAIN HOUSE

Front door opening into the hall.

ENTRANCE HALL

14'9 x 11'3 incl stairs (4.50m x 3.43m incl stairs)

Staircase ascending to the first floor. Cupboards either side of the stairs. Bamboo hard wood flooring. Doors providing access to the ground floor accommodation.

LOUNGE

17'9 x 14' (5.41m x 4.27m)

A dual aspect room with a bay window to the front elevation. French doors leading to outside. Corner-sited fireplace with a polished limestone surround, hearth and a fitted 'Living Flame' style gas fire. Glazed double doors opening into the dining room.

DINING ROOM

10'8 x 10'5 (3.25m x 3.18m)

French doors opening to outside. Separate door leading to the kitchen.

KITCHEN

13'5 x 10'7 (4.09m x 3.23m)

Base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel single drainer sink unit. Built-in Bosch double oven and grill. Inset Bosch induction hob with a cooker hood above. Space for American-style fridge-freezer. Integral dishwasher.

UTILITY ROOM

10'6 x 4'8 (3.20m x 1.42m)

Situated adjacent to the kitchen with matching base and wall-mounted cabinets, work surfaces and tiled splash-backs. Stainless-steel single drainer sink. Space and plumbing for washing machine. Space for tumble dryer. Doorway with window to the side leading to outside.

DOWNSTAIRS CLOAKROOM/WC

5'1 x 4'8 (1.55m x 1.42m)

Fitted with a vanity-style basin with a cabinet beneath and a wc. Wall-mounted Worcester gas boiler. Consumer unit. Tiled floor. Obscured window to the side elevation.

FIRST FLOOR LANDING

Providing a generous approach to the first floor accommodation. Hard wood hand rail and spindles. Feature arched stained glass style window. Loft hatch.

BEDROOM ONE

14' x 13'1 (4.27m x 3.99m)

A generous master bedroom with south-facing balcony providing incredible views over Plymstock and Burrow Hill and across to Mount Edgcombe. Window. Archway through to the dressing room. Doorway opening to the ensuite shower room.

DRESSING ROOM

9'9 x 4'1 (2.97m x 1.24m)

Fitted with a wardrobe unit with sliding mirrored doors. Window.

ENSUITE SHOWER ROOM

10'9 x 5'7 (3.28m x 1.70m)

Comprising an enclosed tiled shower cubicle, vanity-style basin with a cabinet beneath and wc. Cupboard housing the hot water cylinder. Tiled floor. Obscured window.

BEDROOM TWO

11' x 10'9 (3.35m x 3.28m)

Window with views. Recessed double cupboard.

BEDROOM THREE

10'8 x 9'10 (3.25m x 3.00m)

Window with views. Recessed double cupboard.

FAMILY BATHROOM

11'5 x 7'9 (3.48m x 2.36m)

A luxury fitted bathroom comprising a double-ended bath with centrally-positioned taps, separate enclosed shower, wc and basin set into a cabinet with storage either side and beneath. Mirror and light. Fully-tiled walls. Tiled floor. Obscured window to the front elevation.

BUNGALOW/ANNEXE

HALLWAY

Providing access to the accommodation. Consumer unit. Cupboard with shelf. Open-plan access through into the living room.

LIVING ROOM

16'11 x 10'5 (5.16m x 3.18m)

Dual aspect with a window to the side elevation. French doors leading onto the annexe garden.

KITCHEN

11'7 x 9'6 (3.53m x 2.90m)

Fitted with a range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Built-in oven. Microwave. Separate hob with a splash-back and a cooker hood above. Space and plumbing for washing machine. Integral slimline Belling dishwasher. Space for small table and chairs. Window. Obscured glazed door leading to outside.

BEDROOM ONE

13' x 9'7 (3.96m x 2.92m)

Window to the side elevation. Built-in wardrobe.

BEDROOM TWO

10'1 x 9'6 (3.07m x 2.90m)

Window to the rear elevation overlooking the garden. Built-in wardrobe.

SHOWER ROOM

9'5 x 5'7 (2.87m x 1.70m)

Comprising a large walk-in shower with fixed glass screen and wall-mounted controls, basin with a tiled splash-back and wc. Obscured window to the rear elevation.

DOUBLE GARAGE

19'5 x 19'3 (5.92m x 5.87m)

Remote door to the front elevation. Window to the side elevation.

Consumer unit. Power and lighting. Side access door opening into the garden. Doorway leading to a store room/wc.

STORE ROOM/WC

19' x 4'3 (5.79m x 1.30m)

Window to the rear elevation. Fitted shelving and bench. Doorway opening into a wc. Comprising a wc and a corner-style basin with a tiled splash-back. Window overlooking the garden.

OUTSIDE

Double gates open onto an impressive resin-laid driveway which leads to the property and provides plentiful off-road parking. The drive continues to the double garage and annexe. Beside the drive there are retained shrub beds with mature planting and driveway lights. Along the southern elevation there is a recently laid timber deck with a cover providing an all-weather outdoor entertainment area. Adjacent timber deck and timber shed. To the west, the garden has lovely views and is laid to artificial grass. The garden to the annexe enjoys a westerly aspect and has areas laid to chippings, artificial grass and decking. This area also has nice views towards Plymouth.

COUNCIL TAX

Plymouth City Council
Council tax band E

Annexe- council tax band A



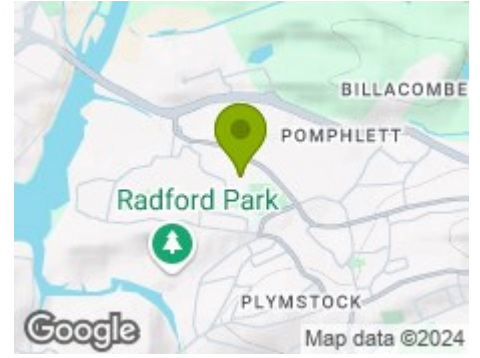
Road Map



Hybrid Map



Terrain Map

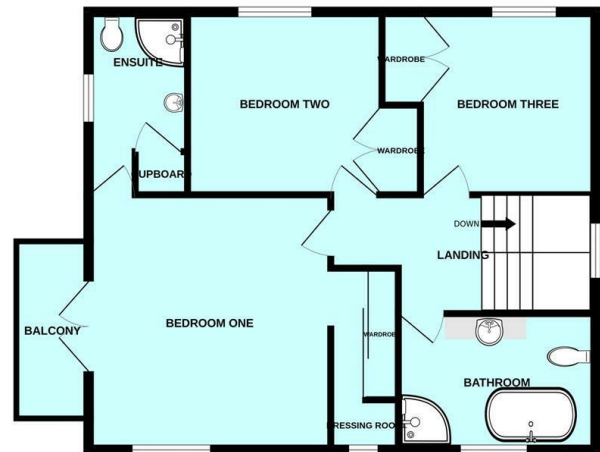


Floor Plan

GROUND FLOOR



1ST FLOOR

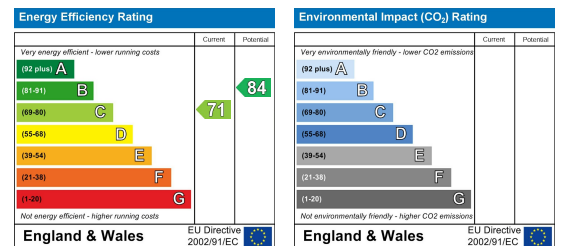


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Viewing

Please contact our Plymstock Office on 01752 401128 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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