



## Rocky Park Road

Plymstock, Plymouth, PL9 7DH

£575,000





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## ROCKY PARK ROAD, PLYMOUTH, PL9 7DH

### SUMMARY

Superb detached dormer bungalow situated in a secluded tucked-away position with fabulous far-reaching views of Staddon Heights, Mount Batten, Mount Edgecumbe & Plymouth. A driveway provides plentiful parking & turning. Detached garage & detached office building/separate utility. South & westerly facing gardens. The accommodation briefly comprises a generous entrance hall, lounge, separate dining room & kitchen with a vaulted ceiling. There is a large master bedroom on the ground together with a large ground floor bathroom. There are 3 first floor bedrooms plus a shower room. Double-glazing & central heating.

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL

12'10 x 10'4 (3.91m x 3.15m)

Providing a spacious approach to the accommodation. Staircase ascending to the first floor. Under-stairs cupboard. Fitted flooring. Picture rail.

### LOUNGE

18'3 x 14'5 (5.56m x 4.39m)

A superb reception room a walk-in corner bay window with a window seat and storage and views over the garden. Wood burner. Picture rail. Partly-glazed door providing access to a vestibule, which in turn leads to the conservatory.

### CONSERVATORY

17'6 x 5'8 (5.33m x 1.73m)

Constructed in uPVC double-glazing with views over the front garden towards Staddon Heights.

### DINING ROOM

12'3 x 11'2 (3.73m x 3.40m)

French doors to the rear with lovely views towards Plymouth opening onto the garden. Fireplace with wood burner and storage to one side of the chimney breast. Doorway opening into the kitchen.

### KITCHEN

13'6 x 12' (4.11m x 3.66m)

A dual aspect room with a feature vaulted ceiling. Additional Velux skylight. Range of base and wall-mounted cabinets with matching fascias, hard wood work surfaces and tiled splash-backs. Rangemaster cooker. Belfast-style sink. Integral fridge and freezer. Integral dishwasher. Integral bin store. Vaillant gas boiler concealed by a matching cabinet. Doorway to the front elevation leading to outside.

### BEDROOM ONE

14'5 x 14'2 (4.39m x 4.32m)

A superb double bedroom with a range of fitted wardrobes, cupboards and bedside cabinets. Walk-in corner bay window with a window seat and storage. Additional window to the front.

### BATHROOM

9'1 x 8'10 (2.77m x 2.69m)

A generous bathroom featuring a double-ended bath, separate shower, basin and wc with a push-button flush built into a cabinet providing storage. Airing cupboard plumbed with a radiator. Chrome towel rail/radiator. Fitted flooring. Fully-tiled walls. 2 obscured windows to the side elevation.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Recessed storage.

### BEDROOM TWO

12'2 x 8'11 (3.71m x 2.72m)

Window to the side elevation providing lovely views.

### BEDROOM THREE

10'3 x 7'11 (3.12m x 2.41m)

Velux-style window to the front elevation with views towards Staddon Heights and over Mount Batten towards Mount Edgecumbe.

### BEDROOM FOUR

7'10 x 7'6 (2.39m x 2.29m)

Velux-style window with views towards Staddon Heights and over Mount Batten towards Mount Edgecumbe. Eaves storage access.

### FIRST FLOOR SHOWER ROOM

9'2 x 5'3 (2.79m x 1.60m)

Comprising an enclosed tiled double-sized shower, basin with drawer storage beneath and wc with a push-button flush. Chrome towel rail/radiator. Wall-mounted illuminated mirror. Partly-tiled walls. Obscured window to the side elevation.

### DETACHED GARAGE

21'6 x 15'2 (6.55m x 4.62m)

Remote door to the front elevation. Timber shelving. Power and lighting. Obscured window to the side elevation. Side access door.

### DETACHED OFFICE/UTILITY

12'2 x 11'2 (3.71m x 3.40m)

Dual aspect with windows to 2 elevations. Power and lighting. Built-in unit housing space for washing machine and tumble dryer. Doorway providing access to a wc, which is fitted with a low level flush cistern and a wall-mounted basin. Obscured window.

### OUTSIDE

Random Top House is approached via twin gates opening onto a gravel driveway. The driveway continues up to the property providing plentiful off-road parking and turning for a number of vehicles. The garden to the front elevation is laid to lawn and curved steps lead to the conservatory. In between the bungalow and garage there is a paved patio area. From this area, a timber gate provides additional access to the rear garden. The rear garden is laid to decking together with areas laid to lawn. There is a timber bar and lovely views towards Plymouth.

### COUNCIL TAX

Plymouth City Council  
Council tax band E

### SERVICES

The property is connected to mains gas, electricity and water. Private drainage.





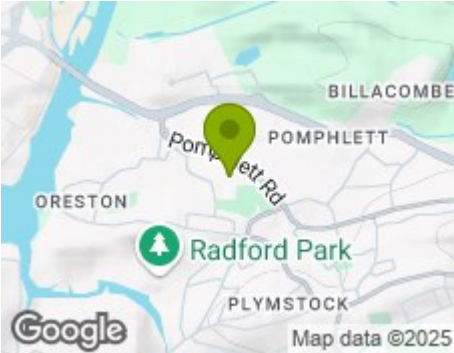
Road Map



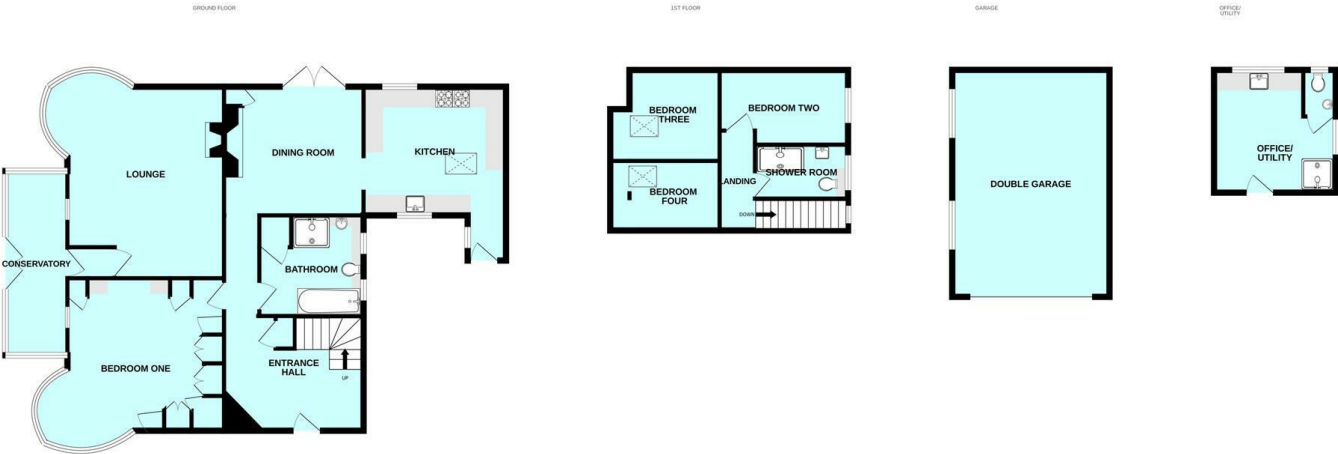
Hybrid Map



Terrain Map



Floor Plan

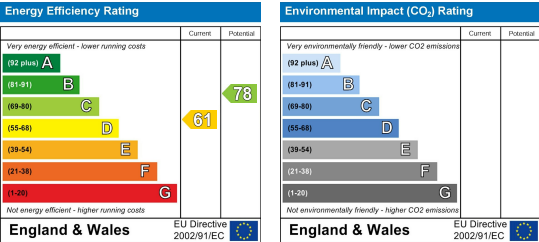


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Viewing

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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