



51 Rockfield Avenue, Southway,
Plymouth, Devon, PL6 6EA



51 Rockfield Avenue, Southway, Plymouth, PL6 6EA

£129,950

Immaculate family home in Southway area. The property has undergone a program of refurbishment which included new gas combi boiler and central heating, total redecoration, brand new kitchen and bathrooms which are finished to a high standard and landscaped gardens. The property offers the feel of a new house with level and enclosed rear gardens and no onward chain. Located close to local schools and shops this property has an extension to the rear giving an extra downstairs room off the kitchen/diner and is fully uPVC double glazed. An internal inspection is highly recommended.

Agents Note

As this property has undergone refurbishment there are a number of guarantees available with the property for things such as appliances, heating, roofs and other useful items. Further details can be obtained by contacting our office.

Ground Floor

Porch

Entry to the property is gained via this great size porch which has a uPVC double glazed front door and windows to the front. Door into hallway. Wall mounted light with sensor activation. Radiator.

Hallway

Door leading to lounge, and to kitchen/diner. Stairs rise to the first floor landing. Radiator.

Lounge

c.18' 10" x 10' 6" (5.74m x 3.2m)

Delightful dual aspect room with uPVC double glazed window to the front aspect over looking the front gardens and uPVC double glazed bay window to rear aspect with view over the rear gardens. Radiator. Wall mounted feature gas fireplace.

Kitchen/Diner

c.13' 10" x 13' 1" (4.22m x 3.99m)

Modern fitted kitchen offering a range of wall mounted cupboards with matching base units comprising of cupboards and drawers with timber grain effect work surfaces over incorporating a circular sink and drainer unit with mixer tap over. The drawers and cupboards offer pan drawers, full wall reach storage and soft close opening system. Brand new Integral four ring stainless steel gas hob units with extractor hood over and ovens beneath. Space for appliances. Under stair storage cupboard. Doorway and arched Mediterranean style window way through to the next room. Feature wood effect laminate flooring. Radiator.

Play Room/Utility Room

c.10' 6" x 8' 9" (3.2m x 2.67m)

This versatile room could be used as a utility as there is a range of hidden works allowing space for washing machines etc. Alternatively the room has been made into a space which would house very comfortably some conservatory furniture or a play room. uPVC double glazed door and windows to the rear garden. Radiator. Feature timber effect laminate flooring.

First Floor

First Floor Landing

uPVC double glazed window to rear aspect. Doors to all three bedrooms and the family bathroom. Hatch to loft space above.

Bedroom One

c.10' 8" x 10' 0" (3.25m x 3.05m)

uPVC double glazed window to front aspect. Radiator. Double doors leading to over stair storage cupboard housing the modern combi boiler and storage space.

Bedroom Two

c.10' 8" x 7' 1" (3.25m x 2.16m)

uPVC double glazed window to front aspect. Radiator.

Bedroom Three

c.8' 6" x 6' 3" (2.59m x 1.91m)

uPVC double glazed window to rear aspect over looking the rear gardens. Radiator.

Family Bathroom

uPVC double glazed window with obscured glass to rear aspect. Modern fitted suite comprising of low level WC and pedestal wash hand basin with matching paneled bath and shower unit over with tiled surround. Radiator.

Outside

Front

The front garden offers a range of bedding plant areas and gravel with a pathway leading through the center to the front door.

Rear Gardens

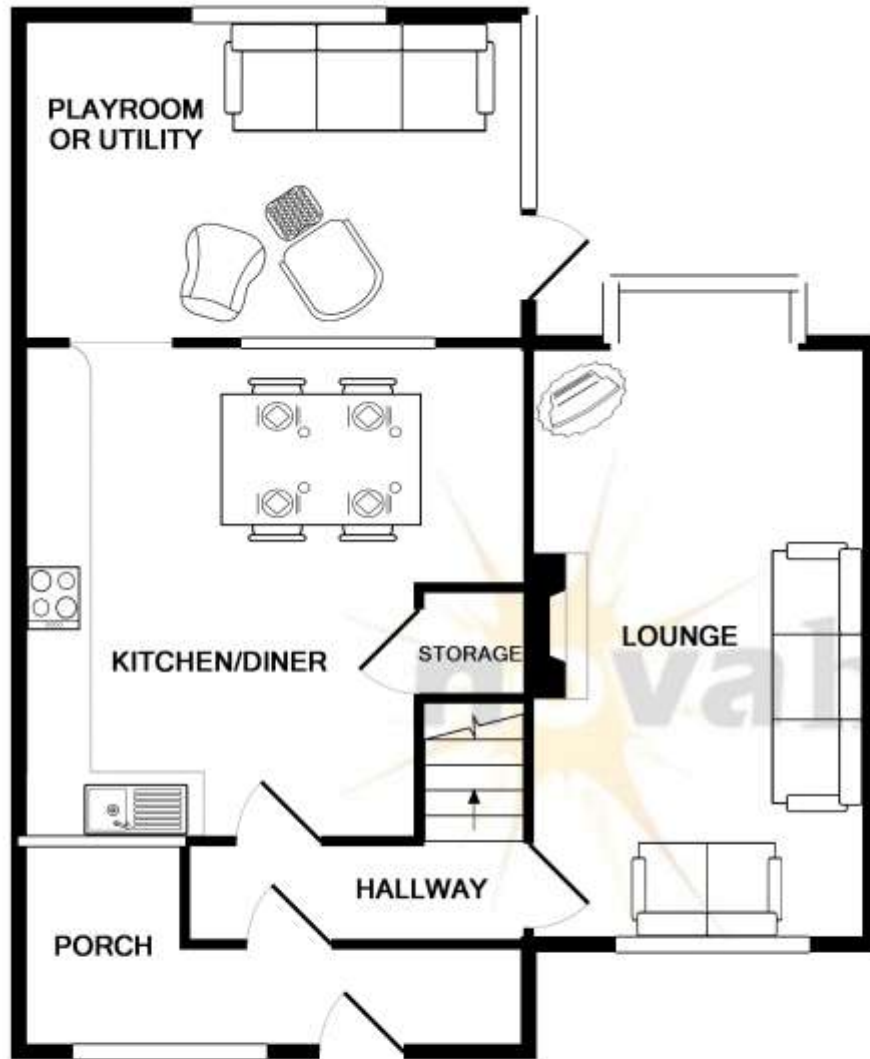
The rear garden offers a greenhouse, and flat area at the top for either a patio or shed. The remainder of the garden is level and offers a variety of planted young tree's and bedding plant areas.

To make your appointment to view this great family home in Southway please call Lee on:

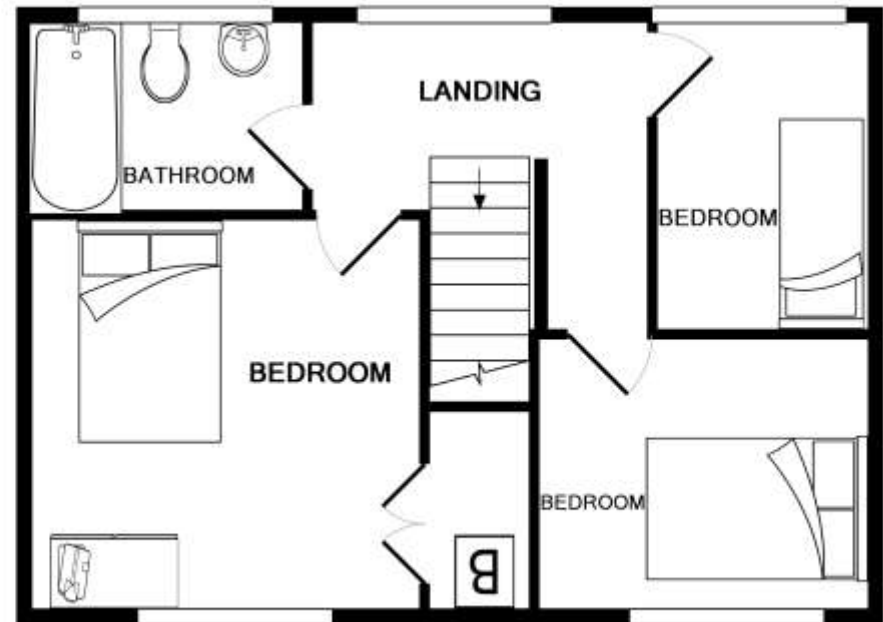
01752 427000







GROUND FLOOR
 APPROX. FLOOR
 AREA 708 SQ.FT.
 (65.8 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 484 SQ.FT.
 (45.0 SQ.M.)

ROCKFIELD AVENUE
 TOTAL APPROX. FLOOR AREA 1192 SQ.FT. (110.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



