



Rocky Park Road, Plymouth, Devon, PL9

Offers Over: £400,000

Freehold

This mesmerising four double bedroom home in one of Plymouth's most sought-after cul-de-sacs is sure to instil a wealth of excitement and anticipation into any potential buyer. The home is totally unique in its style and layout and whilst it is in fantastic order throughout, it retains scope still for a spectacularly modern and contemporary dwelling. The property is situated over three floors with the entrance level boasting a good-sized kitchen with doors at the front offering an area for all Fresco style dining. Upstairs is an impressive 28-foot living room which stretches across the full width of the property and is filled with natural light through every direction. Also, on this floor is what could comfortably be adapted to a fully enclosed Annexe Suite. On the lower ground floor, the home has three further double bedrooms as well as an immaculate family bathroom. The front garden has been landscaped and due to its southerly facing aspect and distinctive privacy is sure to be of regular use. The rear garden is vast in size and the possibilities here for further landscaping are endless. The home also has an abundance of off-street parking and a garage. EPC: D

Accommodation

Entrance Landing 6'8" x 4'11" (2.03m x 1.5m). Double glazed door to front, stairs rising and stairs descending, door into:

Kitchen 20'3" x 10'5" (6.17m x 3.18m). Max measurements. Fully fitted kitchen with a range of matching wall and base units, roll-edged worktops, part tiled walls, integrated dishwasher, integrated 1 1/2 bowl stainless steel sink and drainer unit, Range oven, space for fridge freezer, tiled flooring, three Velux windows, double glazed bay windows and double door into front garden, double glazed door to side into side access.

First Floor Landing 7'10" x 6'7" (2.4m x 2m). Carpet flooring, access to storage, Velux window, wall mounted radiator, doors into:

Living Room 27'10" x 12'5" (8.48m x 3.78m). Carpet flooring, two wall mounted radiators, four full height windows to the rear, two windows to front and two windows to side, TV point, gas fire with fireplace surround, ample space for large living room and dining furniture.

Office 7'5" x 7'4" (2.26m x 2.24m). Carpet flooring, double glazed window to side, integral door into garage and further door into:

WC 4'9" x 2'7" (1.45m x 0.79m). Laminate flooring, low level WC, wash hand basin, double glazed window to side.

Lower Ground Floor Lobby 14'7" x 6'8" (4.45m x 2.03m). Carpet flooring, access to storage, doors into annexe suite and further doors into bedrooms and bathroom.

Annexe Suite

Utility Room 9'3" x 6'10" (2.82m x 2.08m). Carpet flooring, range of matching wall and base





units, integrated stainless steel sink and drainer unit, space and plumbing for washing machine, wall mounted Combi-boiler, part tiled walls, double glazed door to side, door into:

Bedroom 14'6" x 9'3" (4.42m x 2.82m). Laminate flooring, wall mounted radiator, double glazed door, and window to side, walk in wardrobe area and two fitted wardrobes, door into:

Ensuite 9'3" x 6'8" (2.82m x 2.03m). Tiled flooring, part tiled walls, low level WC, wash hand basin, walk-in double shower, wall mounted heated towel rail, double glazed window to side.

Further Accommodation

Bedroom 12'4" x 9'7" (3.76m x 2.92m). Carpet flooring, wall mounted radiator, full height double glazed window to rear.

Bedroom 12'4" x 9'3" (3.76m x 2.82m). Carpet flooring, wall mounted radiator, TV point, full height double glazed window to rear.

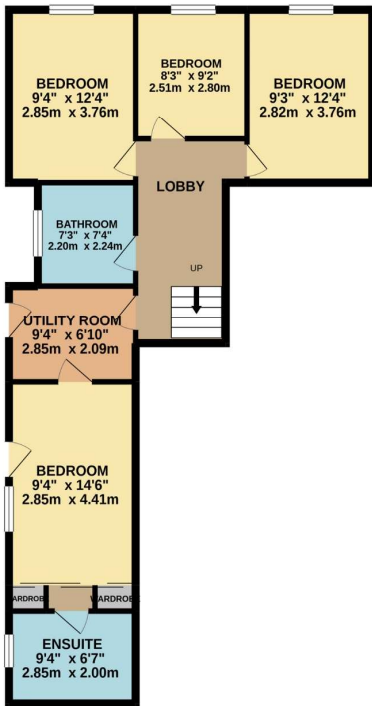
Bedroom 9'4" x 8'3" (2.84m x 2.51m). Carpet flooring, wall mounted radiator, full height double glazed window to rear.

Bathroom 7'4" x 7'2" (2.24m x 2.18m). Tiled flooring, fully tiled walls, low level WC, Jacuzzi bath, wash hand basin, shower cubicle, double glazed window to side, underfloor heating.

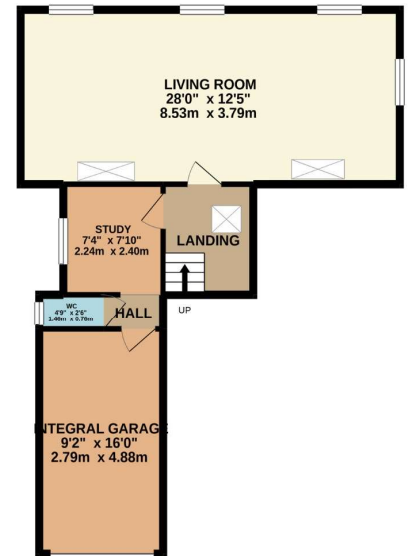
Garage Electric up and over door, power and light, integral door at the rear.

Outside The exterior has been landscaped in places and still offers great scope for further transformation. The front is immaculately presented with a Mediterranean themed front patio and artificial lawn area perfect for entertaining. There is also a substantial amount of parking with a double hard stand at the front and a further large drive in front of the garage. There is then side access both sides of the home into the garden. The rear garden is vast and perfect for any family. Currently laid to lawn, with various wooden chipped areas and seating areas.

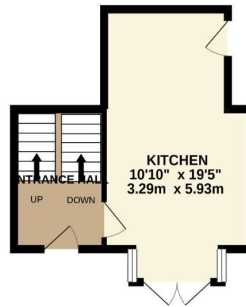
GROUND FLOOR
738 sq.ft. (68.5 sq.m.) approx.



SECOND FLOOR
627 sq.ft. (58.3 sq.m.) approx.



FIRST FLOOR
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA: 1620 sq.ft. (150.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Disclaimer

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