



PILKINGTON ESTATES
PROFESSIONAL PROPERTY CONSULTANTS



Rowan Way, Plymouth, Devon, PL6 Offers Over: £325,000

Freehold

This executive style property is nestled within one of Woolwell's most exclusive roads. The home offers a magnitude of free-flowing space and various rooms catering perfectly for a large family, and the current owners have kept it immaculately and upgraded the property with a converted garage which can be used as a bedroom or extra reception room.

Coupled with a spacious and airy living room and a separate modern kitchen dining area this home has so much space for entertaining. The ground floor also benefits from a downstairs WC/utility room. Upstairs, the property offers three generously proportioned bedrooms and a contemporary family bathroom. Again, the bedrooms have been kept just as wonderfully as the rest of the property as have the fresh bathroom facilities. The property is finished with a level garden, shed and a driveway to allow off street parking for multiple cars. EPC: TBC

Rooms

Hallway door to enter, laminate flooring, radiator

Lounge 15'7" x 11'5" (4.75m x 3.48m). carpeted flooring, radiator, uPvc double glazed window, door into dining room

Kitchen Dining Room 13' x 10'2" (3.96m x 3.1m). kitchen has tiled flooring, worcester boiler, integrated dishwasher, belfast sink, mixer tap, uPvc double glazed window, space for large oven, extractor fan, space for large fridge freezer, opening into dining space which has been extended, laminate flooring, uPvc double glazed french doors, uPvc double glazed window, storage under the stairs, stairs leading to reception room

Reception Room/Bedroom 16'5" x 8'1" (5m x 2.46m). carpeted flooring, radiator, uPvc double glazed window

WC/Utility Room 11'5" x 2'7" (3.48m x 0.79m). tiled flooring, radiator, toilet, sink with mixer tap, double glazed frosted window, space and plumbing for washing machine and tumble dryer

Landing carpeted stairs and landing, storage cupboard, access to loft

Bedroom One 8'2" x 14'10" (2.5m x 4.52m). carpeted flooring, radiator, uPvc double glazed window





Bedroom Three 6'6" x 9'5" (1.98m x 2.87m). carpeted flooring, radiator, uPvc double glazed window

Bedroom Two 11'6" x 8'2" (3.5m x 2.5m). carpeted flooring, radiator, uPvc double glazed window

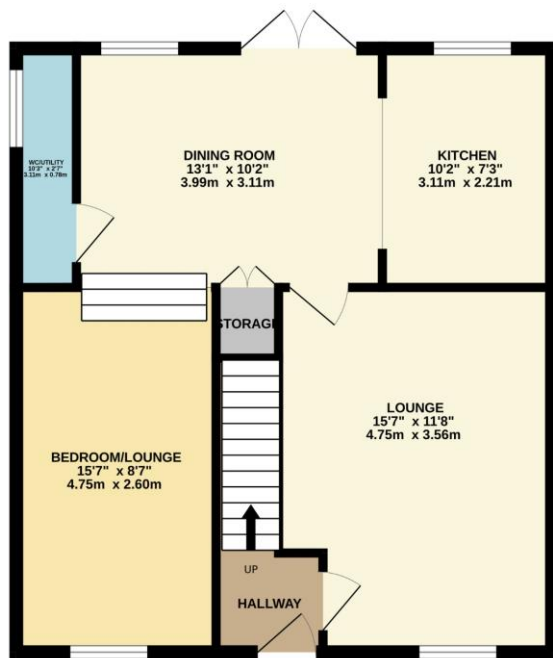
Family Bathroom 6'7" x 5'7" (2m x 1.7m). tiled flooring, tiled walls, heated towel rail, toilet, sink with mixer tap, storage underneath, uPvc double glazed frosted window, bath tub with overhead shower

Garden part patio, part lawn, outside tap, side access

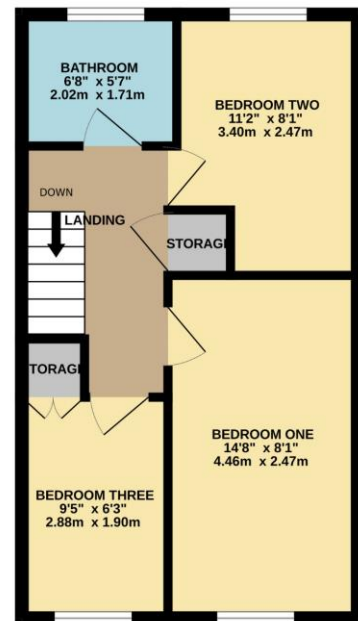
Driveway driveway to front to allow off street parking for at least two cars



GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.

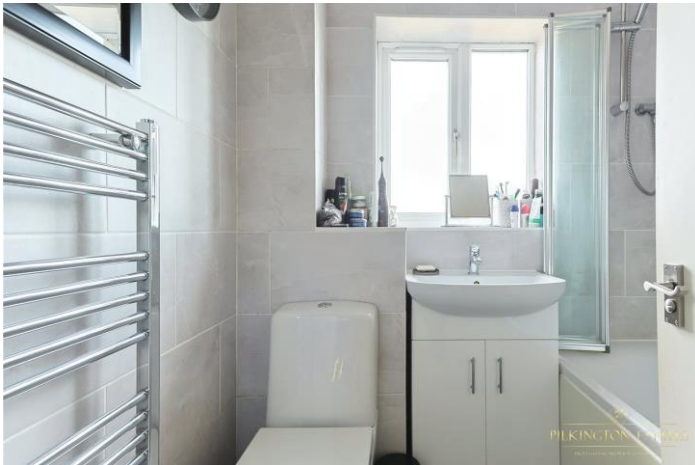


1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 961 sq.ft. (89.3 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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Pilkington Estates - Plymouth

Third Floor, Unit 7, Sutton Harbour, Plymouth
Devon, PL4 0DN

T: 01752 729777
E: jon@pilkingtonestates.co.uk
www.pilkingtonestates.co.uk

Jet Software Ltd. Registered in England and Wales - 15464498
Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

Disclaimer

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