



SELL • LET • MANAGE

Rosslyn Park Road, Plymouth, PL3 4LL

£300,000 Freehold

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£300,000

# Rosslyn Park Road

Plymouth, PL3 4LL

- Mid Terraced Family Home
- Popular Peverell Location
- Uniquely Decorated Throughout
- Spacious Accommodation
- Enclosed Courtyard Garden
- Four Bedrooms
- Two Reception Rooms
- Wealth Character Features
- Simply Must Be Viewed
- Council Tax Band C

DC Lane are delighted to present this impressive mid terrace family home that exudes character and style located in a popular Park Road in the highly sought after Peverell area and positioned with easy access to the A38 and City Centre for a convenient commute and within strolling distance of Hyde Park shopping parade and Central Park for leisure pursuits.

As you step through the sunny yellow front door be prepared to be WOWED by the unique paint interior that has been curated with impressive art throughout. The flamingo pink hallway with stripped doors feature throughout the property. The two principle reception rooms with elegant stripped floorboards add a touch of sophistication to the space and the period fireplaces not only provides a focal point but also bring a sense of history and charm to the property. The spacious kitchen/breakfast room has an abundance of cabinets aswell as a period cupboards and open fireplace with ample space for a good size table and chairs and door access to the garden. To the first floor there are four bedrooms, three doubles and a single serviced by a well appointed bathroom with shower over the bath and separate w/c. One of the highlights of the property is the south easterly facing enclosed courtyard garden, the perfect spot for hosting social gatherings or simply relaxing within this lovely outdoor space. There is a crab apple tree with lovely blossom and the soil has been enriched for planting which would make an ideal vegetable patch.

Distinctively presented we believe this splendid property is attractive to families, due to the catchment area for excellent local schools and couples alike. Oozing character and charm, this truly unique family home simply must be viewed to marvel at how the colours and finishes have brought the space to life giving boutique hotel vibes.



## Ground Floor

Lounge	13'2" x 13'1" (4.02 x 4.00)
Dining Room	10'9" x 13'1" (3.29 x 3.99)
Kitchen/Breakfast Room	10'2" x 20'7" (3.11 x 6.29)

## First Floor

Bedroom One	11'8" x 13'1" (3.57 x 4.00)
Bedroom Two	10'9" x 13'1" (3.29 x 3.99)
Bedroom Three	10'3" x 10'9" (3.14 x 3.30)
Bedroom Four	5'1" x 9'10" (1.55 x 3.02)
Bathroom	6'8" x 6'4" (2.04 x 1.94)
W/C	





## Directions

From Mutley Plain take Hyde Park Rd for 0.4 mi to Peverell and continue along Peverell Park Road. Turn left onto Rosslyn Park Road and the property can be found on the left.

## Scan for Material Information



**Council Tax Band: C**





## Floor Plans

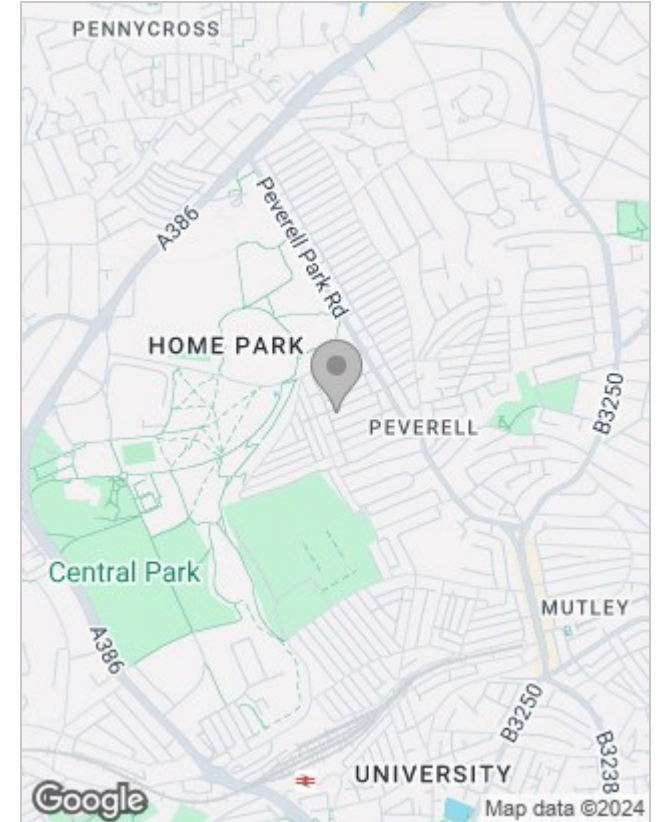


## Viewing

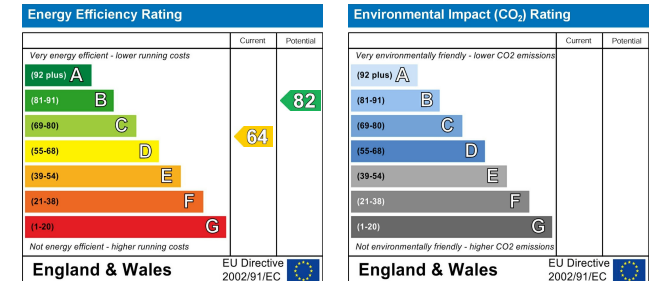
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph



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