



12 Rosewood Close

Plymstock, Plymouth, PL9 9JB

£375,000



Superbly-located extended semi-detached family home in a highly popular position. The accommodation briefly comprises an entrance hall, downstairs cloakroom/wc, lounge with hard wood flooring, separate dining room, kitchen & a large separate utility room. On the first floor there are 4 bedrooms, family bathroom & an additional shower room. Externally there are gardens to the front & rear elevations together with a large carport. Double-glazing & central heating.



ROSEWOOD CLOSE, PLYMSTOCK, PL9 9JB

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 12'3 x 7' (3.73m x 2.13m)

Providing access to the ground floor accommodation. Staircase ascending to the first floor.

LOUNGE 14'6 x 13'3 (4.42m x 4.04m)

Window to the front elevation. Chimney breast with fireplace and a fitted 'Living Flame' style gas fire. Oak flooring.

DINING ROOM 10'2 x 9'4 (3.10m x 2.84m)

Matching oak flooring. Sliding double-glazed doors to the rear elevation overlooking the garden.

KITCHEN 11'11 x 11'7 at deepest point (3.63m x 3.53m at deepest point)

Fitted with a range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Inset stainless-steel one-&-a-half bowl single drainer sink unit. Built-in oven. Microwave. Inset NEFF induction hob. Space and plumbing for dishwasher. Space for free-standing fridge-freezer. Under-stairs storage cupboard. Tiled floor. Window to the rear elevation overlooking the garden.

UTILITY ROOM 16'3 x 7'7 (4.95m x 2.31m)

Space for free-standing appliances. Plumbing for washing machine. Recess housing the consumer unit and the electric meter. Oak flooring. Window to the side elevation. Doorway to outside.

DOWNSTAIRS CLOAKROOM/WC

Fitted with a wc and a wall-mounted basin. Partly-tiled walls. Obscured window to the front elevation.

FIRST FLOOR LANDING 10'4 x 9'7 incl stairs (3.15m x 2.92m incl stairs)

Providing access to the first floor accommodation. 2 loft hatches. Storage cupboard.

BEDROOM ONE 17'7 max width x 13'4 to wardrobe rear (5.36m max width x 4.06m to wardrobe rear)

2 windows to the front elevation. Built-in wardrobes with sliding mirrored doors.

BEDROOM TWO 12'5 x 11'4 (3.78m x 3.45m)

Window to the front elevation.

BEDROOM THREE 10'2 x 9'4 (3.10m x 2.84m)

Window to the rear elevation.

BEDROOM FOUR 11'2 x 8'2 (3.40m x 2.49m)

Window to the rear elevation.

BATHROOM 7'9 x 5'9 (2.36m x 1.75m)

Comprising a bath with a tiled area surround, shower system over and a fitted screen, large square basin with storage beneath and wc. Towel rail/radiator. Partly-tiled walls. Obscured window to the rear elevation.

SHOWER ROOM 5'9 x 2'7 (1.75m x 0.79m)

Comprising an enclosed shower with bi-folding glass screen and an electric shower system. Fully tiled walls. Tiled floor. Small obscured window to the rear.

OUTSIDE

The property is set within a generous plot with gardens to the front elevation and driveway. An up-&-over style door opens into the carport. The gardens to the rear are mainly laid to lawn together with patio areas and are enclosed by block-walling and fencing. There is an outside tap and an outside light.

CARPORT 23' x 11'5 (7.01m x 3.48m)

COUNCIL TAX

Plymouth City Council
Council tax band D

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

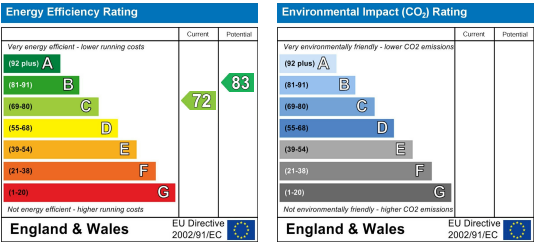
Area Map



Floor Plans



Energy Efficiency Graph



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