



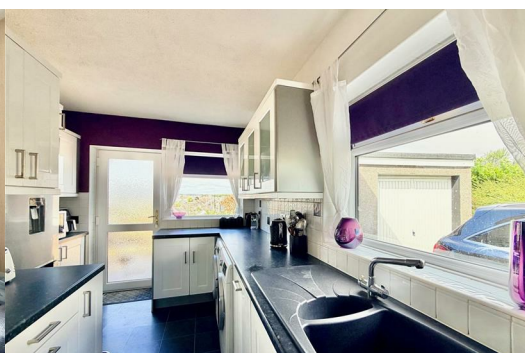
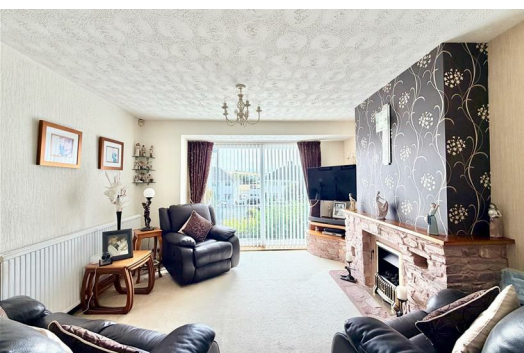
3 Rockville Park

Plymstock, Plymouth, PL9 7DG

£375,000



Superbly-situated semi-detached house. This desirable location is in a tucked-away position close to central Plymstock with lovely views over the cricket ground towards Burrow Hill. The accommodation briefly comprises an entrance porch & hallway, downstairs cloakroom/wc, lounge, separate dining room plus an additional sitting room overlooking the rear garden and fitted kitchen. On the first floor there are 3 double bedrooms, bathroom and separate wc. There is a generous driveway, double garage, front and rear gardens, double-glazing and central heating.



ROCKVILLE PARK, PLYMSTOCK, PL9 7DG

ACCOMMODATION

Front door opening into the entrance porch.

ENTRANCE PORCH 5'8 x 4'1 (1.73m x 1.24m)

Windows with fitted blinds to 2 elevations. Further doorway opening into the hallway.

DOWNSTAIRS CLOAKROOM/WC 5'7 x 2'2 (1.70m x 0.66m)

Fitted with a wc with a push-button flush and a corner-style basin with a cupboard beneath. Partly-tiled walls. Dual aspect windows with fitted blinds.

HALLWAY 15'5 x 5'10 (4.70m x 1.78m)

Providing access to the ground floor accommodation. Staircase rising to the first floor. Under-stairs cupboard with shelving and housing the electric meter and consumer unit. Secondary cupboard housing the gas boiler.

LOUNGE 13'2 x 12'4 (4.01m x 3.76m)

Double-glazed patio doors with fitted blinds opening onto a terrace with views towards the cricket ground and Burrow Hill. Chimney breast with stone-built fireplace and fitted 'Living Flame' style gas fire.

DINING ROOM 11'4 11'3 (3.45m 3.43m)

Ample space for dining table and chairs.

SITTING ROOM 9'6 x 8'9 (2.90m x 2.67m)

Situated to the rear of the property. Sliding double-glazed patio doors with fitted blinds providing views over the rear garden towards Plymouth.

KITCHEN 13'5 x 8'8 at widest point (4.09m x 2.64m at widest point)

Range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Inset one-&-a-half bowl single drainer sink unit. Space for free-standing fridge-freezer. Space and plumbing for washing machine. Space for tumble-dryer. Integral dishwasher. Space for free-standing cooker. Dual aspect. From the rear there are views over the garden towards Plymouth.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Window with a fitted blind to the side elevation.

BEDROOM ONE 13'6 x 12'5 (4.11m x 3.78m)

Window with a fitted blind to the front elevation providing lovely views over Plymstock cricket ground towards Burrow Hill. Built-in wardrobes with sliding mirrored doors. Built-in furniture comprising drawers, cupboards, dressing table and matching bedside cabinets.

BEDROOM TWO 11'10 x 9'4 (3.61m x 2.84m)

Window with fitted blinds to the rear elevation with views towards Plymouth.

BEDROOM THREE 10'4 x 8'11 (3.15m x 2.72m)

Window with fitted blinds to the rear elevation with views towards Plymouth. Built-in airing cupboard with slatted shelving and housing the hot water cylinder.

BATHROOM 7'11 max x 5'9 (2.41m max x 1.75m)

Comprising a fitted bath with a curved glass shower screen and a Mira shower system fitted over and basin with a cupboard beneath. Chrome towel rail/radiator. Tiled floor. Fully-tiled walls. Obscured window to the front elevation.

SEPARATE WC 5'6 x 2'11 (1.68m x 0.89m)

Fitted with a wc with a push-button flush. Partly-tiled walls. Obscured window to the side elevation.

DOUBLE GARAGE 18'10 x 17'4 (5.74m x 5.28m)

2 up-&-over doors to the front elevation. One of the doors has electronic remote operation. Power and lighting. Window to the rear elevation.

OUTSIDE

To the front, the garden is laid to lawn with bordering shrub and flower beds. There is a paved terrace with galvanised balustrade providing lovely views. There is a generous landscaped garden to the rear with areas laid to lawn, shrub and flower beds, slabbed patio and an area laid to composite decking with views towards Plymouth.

COUNCIL TAX

Plymouth City Council
Council tax band C

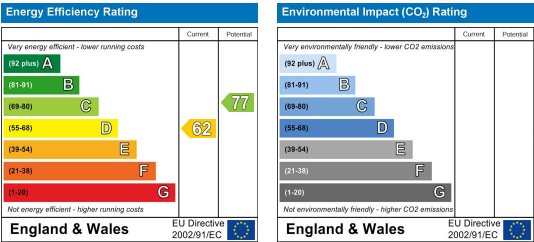
Area Map



Floor Plans



Energy Efficiency Graph



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