



48 Rollis Park Road

Oreston, Plymouth, PL9 7LY

£495,000



A beautifully presented detached bungalow situated in a fantastic position within this highly sought after road in Oreston. The bungalow enjoys fantastic views over the green & water towards Staddon Heights. The accommodation briefly comprises an entrance hall, generous open-plan living room/kitchen, 3 spacious double bedrooms to include a master ensuite shower room plus a family shower room. Externally there are landscaped gardens, driveway & garage. Double-glazing & central heating. No onward chain.



ROLLIS PARK ROAD, ORESTON, PLYMOUTH, PL9 7LY

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 12'11 x 11'10 (I-shape maximum dimensions) (3.94m x 3.61m (I-shape maximum dimensions))

Providing an L-shaped access to the accommodation. Loft hatch.

OPEN-PLAN LIVING ROOM/KITCHEN 29'3 x 18'1 (8.92m x 5.51m)

A stunning room providing ample space for seating & dining. 2 large windows with fitted blinds, providing fabulous views. The kitchen cabinets include drawers & cupboards and have modern soft-close fascias. Inset stainless steel one-&-a-half bowl sink. Neff double oven & grill. Full-height fridge. Full-height freezer. Built-in dishwasher. Built-in bin cupboard. Inset hob with splash-back & cooker hood over. Spotlighting throughout. Doorway leading to outside.

BEDROOM ONE 19'3 x 16'10 (5.87m x 5.13m)

Window to the rear with fitted blind. Doorway opening to the ensuite shower room.

ENSUITE SHOWER ROOM 8'8 x 2'10 (2.64m x 0.86m)

Comprising shower, wc & basin. Wall-mounted chrome towel rail-style radiator. Tiling to the walls & floor. Obscured window to the side elevation.

BEDROOM TWO 17' x 9'10 (5.18m x 3.00m)

Window with fitted blind.

BEDROOM THREE 9'9 x 9'6 (2.97m x 2.90m)

Window with fitted blind.

FAMILY SHOWER ROOM 8'1 x 6'3 (2.46m x 1.91m)

Comprising a large walk-in shower with wall-mounted controls, basin with drawer storage & wc with push button flush. Partly-tiled walls - fully-tiled within the shower. Obscured window. Panelled ceiling & spot lighting. Tiled floor.

GARAGE

Door to the front elevation.

OUTSIDE

The bungalow is approached via a concrete patterned driveway which provides off-road parking & continues along the side of the bungalow to the garage. The external elevations of the bungalow are part rendered & cladded. Landscaped gardens surround the bungalow.

COUNCIL TAX

Plymouth City Council
Council Tax Band: D

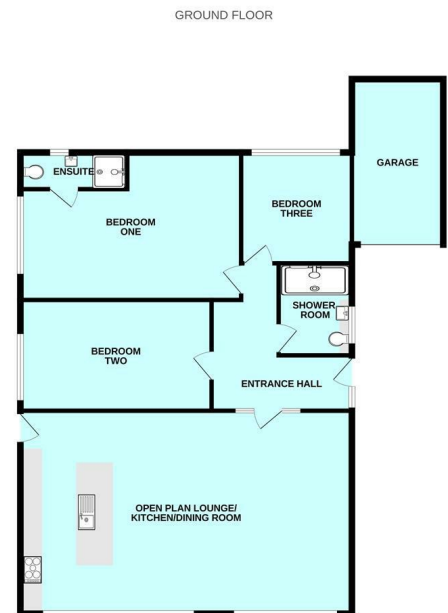
SERVICES

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

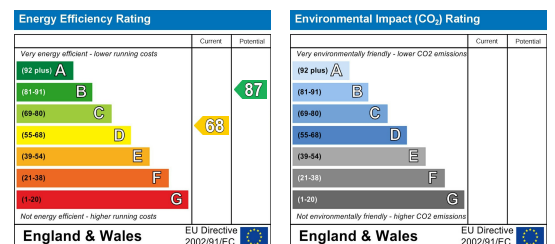
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.