



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 (l-shape maximum dimensions) (3.94m x 3.61m (l-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 splashback & 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

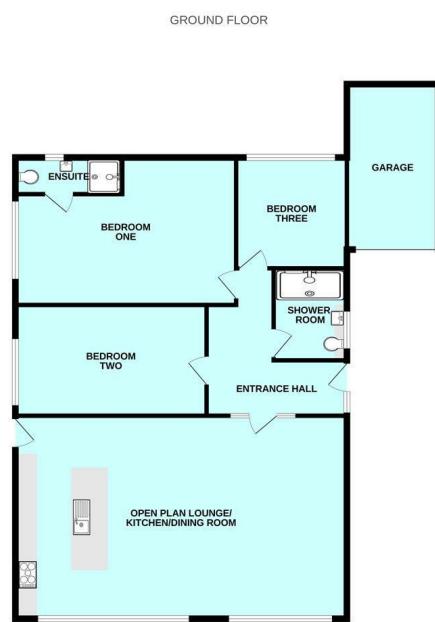
The property is connected to all the mains services: gas, electricity, water and drainage.

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Area Map



Floor Plans



Energy Efficiency Graph

