



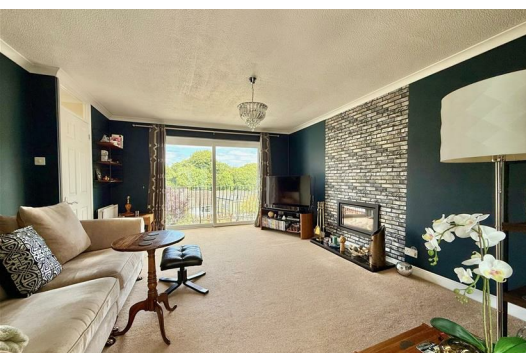
11 Rowland Close

Plymstock, Plymouth, PL9 9TH

£425,000



Detached extended bungalow, beautifully presented throughout & a credit to the current owner who maintains the property & gardens to the highest standard. Situated in a quiet location, this home offers spacious accommodation which briefly comprises 2 receptions, 3 bedrooms, kitchen & shower room with ensuite wc. uPVC double-glazing & gas central heating throughout. Driveway & double garage.



ROWLAND CLOSE, PLYMSTOCK, PL9 9TH

ACCOMMODATION

Obscured glass uPVC double-glazed front door, with matching side window, opening into the entrance hall.

ENTRANCE HALL 19'2 x 6'3 at widest point (5.84m x 1.91m at widest point)
Wood floor. Dado rail. Radiator with cover. White panelled doors to all rooms. Hatch with retractable aluminium ladder to insulated roof space. Doors to all rooms. Storage cupboard housing the gas boiler which services the central heating and domestic hot water.

LOUNGE 14'10 x 13'3 (4.52m x 4.04m)
uPVC double-glazed sliding patio doors opening onto a balcony with wrought iron railings. Polished black marble hearth with contemporary recessed gas fire inset. Sliding double-glazed uPVC doors opening to the garden room.

GARDEN ROOM 18'3 x 9'4 (5.56m x 2.84m)
Wood floor. uPVC double-glazed French doors opening onto the rear garden. 2 Velux double-glazed skylight windows. Lighting tracks with spotlighting. uPVC double-glazed French doors opening to the kitchen.

KITCHEN 15'3 x 8'10 (4.65m x 2.69m)
Well-fitted with an extensive range of units comprising eye-level wall cupboards with matching base cupboards and drawers, matching full-length larder cupboard with laminate work surfaces over, up-stands and tiled surrounds. Round bowl sink unit and drainer with mixer tap and waste disposal unit. Units below the island with cupboard space. Space and plumbing for washing machine and dishwasher. Integ rated 4-ring gas hob with glass splash-back, stainless-steel extractor canopy over and electric double oven below. Space for American-style fridge/freezer. Further utility sink unit with mixer tap and waste disposal unit. Coved ceiling and spotlighting. Further uPVC double-glazed door opening to the rear garden with 2 uPVC double-glazed windows to either side.

BEDROOM ONE 13'5 x 10' (4.09m x 3.05m)
Dual aspect with 2 uPVC double-glazed windows. Fitted wardrobes. Coved ceiling.

ENSUITE WC
Fitted with a low-level wc and vanity wash handbasin with mixer tap and 2 drawer units below. Mirror with touch lighting over.

BEDROOM TWO 9'3 x 8'8 (2.82m x 2.64m)
uPVC double-glazed window overlooking the front. Coved ceiling.

BEDROOM THREE 8'9 x 8'8 (2.67m x 2.64m)
Currently set up as an office. uPVC double-glazed window overlooking the rear. Wood floor. Coved ceiling.

SHOWER ROOM 8'11 x 5'5 (2.72m x 1.65m)
This has been re-fitted to a high standard and is fully-tiled to all walls. Fitted with a 3-piece suite comprising double shower cubicle with thermostatically-controlled mains-fed shower, shower rose and separate hose, vanity wash handbasin with mixer tap and double cupboard below and low-level concealed cistern wc. 2 uPVC double-glazed obscured-glass windows. Chrome heated towel rail. Mood lighting. Extractor fan.

GARAGE 18'11 x 17'11 (5.77m x 5.46m)
Remote roller door. Power and light. Cold water supply with hose reel. Electric consumer unit. Parking for 2 cars.

OUTSIDE
The property has a driveway with parking for at least 2 cars plus a turning area which can be used for additional parking. Beautifully-landscaped south-west facing gardens surround the property and are a credit to the current owner. There are immaculate lawns, patios and hard-wearing composite decking with the garden stocked with an array of beautiful flowers, shrubs and ornamental trees. Within the rear garden there is a pond with waterfall and a strategically-placed summer house which enjoys the last of the setting sun. The rear garden is fully-enclosed by close-boarded fencing which incorporates a gate at the top of the garden out onto Reddicliff Close. The steps to the front of the property have an under-stairs storage area and there is also a large expanse of storage space beneath the property, which also gives easy access to all the plumbing and wiring. The garden has outside lighting and an outdoor power point.

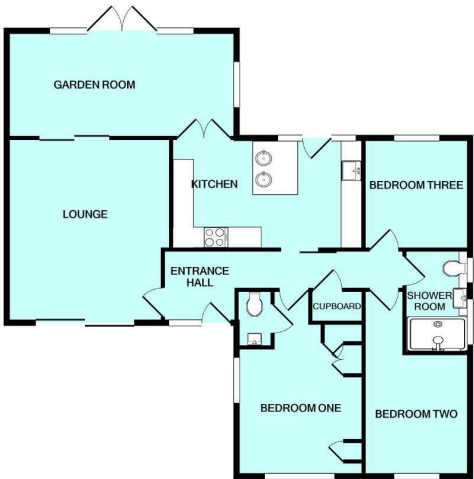
COUNCIL TAX
Plymouth City Council
Council tax band D

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

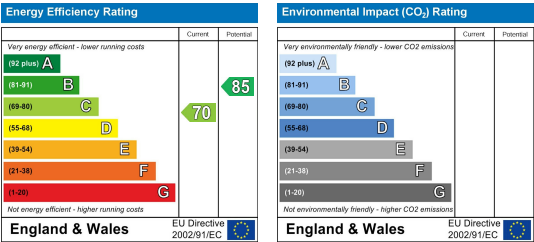
Area Map



Floor Plans



Energy Efficiency Graph



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