



SELL • LET • MANAGE

Rosslyn Park Road, Plymouth, PL3 4LL
£325,000 Freehold

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£325,000

Rosslyn Park Road

Plymouth, PL3 4LL

- Mid Terraced Period Property
- Popular Peverell Location
- Spacious Accommodation
- Generous Kitchen/Breakfast Room
- No Onward Chain
- Four Double Bedrooms
- Arranged over Three Storeys
- Two Reception Rooms
- Courtyard Garden & Balcony
- Council Tax Band C

DC Lane are delighted to present this impressive four bedroom mid terrace family home located in the highly sought after Peverell area and positioned with easy access to the A38 and City Centre for a convenient commute and within strolling distance of Hyde Park shopping parade and Central Park for leisure pursuits.

Offering ideal family living and entertaining space this superb property is arranged over three storeys and offers generous accommodation throughout. The spacious hallway opens into the front reception room boasting a bay window and fireplace with wood burner leading into the further reception room with period fireplace and patio sliding doors to the garden. The generous kitchen/breakfast room has an abundance of cabinets, side garden access and plentiful space for a large dining table. A cloakroom/wc completes the ground floor accommodation. To the first floor the master bedroom with period fireplace spans the width of the property, there are a further two double bedrooms the rear boasting a balcony accessed via patio sliding doors and are serviced by a family bathroom with shower over the bath and separate w/c. To the second floor the bedroom has velux windows on both sides providing excellent views of the local area and a potential en suite room has been set up with plumbing ready for the buyer to install their own choice of shower room fixtures and fittings.

Externally there is an enclosed walled courtyard garden with rear gate access to the service lane.

Deceptively spacious we believe this splendid property is attractive to families, due to the catchment area for excellent local schools and couples alike. With no onward chain a viewing is highly recommended.



Ground Floor

Lounge 13'1" x 13'1" (4.00 x 4.00)

Dining Room 10'9" x 13'1" (3.28 x 4.01)

Kitchen/Breakfast Room
10'2" x 22'2" (3.12 x 6.78)

W/C 3'10" x 2'11" (1.18 x 0.89)

First Floor

Bedroom One 17'1" x 13'1" (5.22 x 4.00)

Bedroom Three 10'8" x 13'1" (3.27 x 4.01)

Bedroom Four 10'2" x 10'9" (3.12 x 3.30)

Bathroom 6'4" x 6'4" (1.94 x 1.94)

Second Floor

Bedroom Two 15'11" x 16'9" (4.86 x 5.12)

Potential En Suite 5'10" x 7'8" (1.78 x 2.34)



Directions

From Mutley Plain take Hyde Park Rd for 0.4 mi to Peverell and continue along Peverell Park Road. Turn left onto Rosslyn Park Road and the property can be found on the left.

Council Tax Band: C





Floor Plans

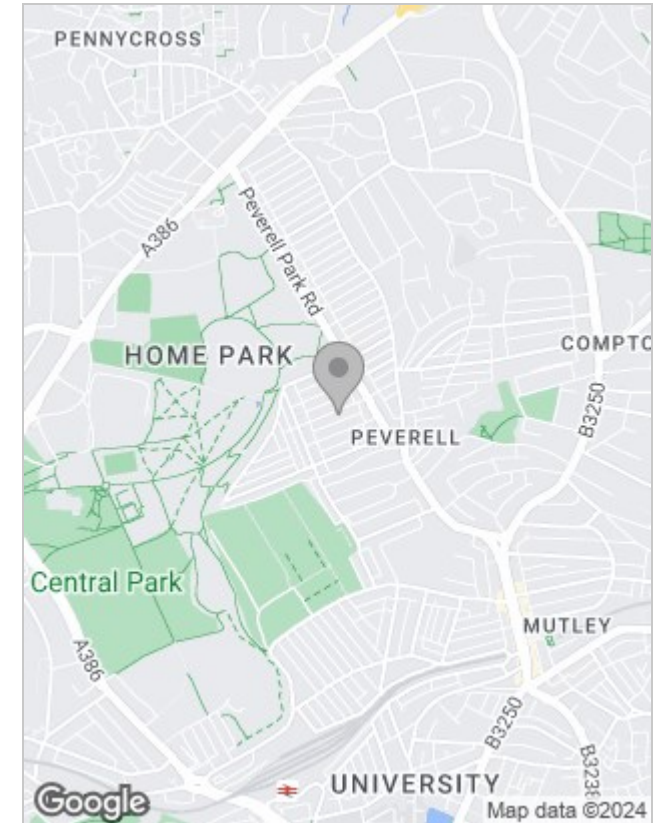


Viewing

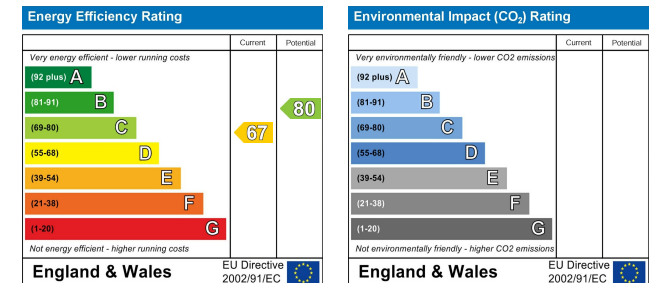
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph



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