



DC
LANE

SELL • LET • MANAGE

Rocky Park Road, Plymouth, PL9 7DQ
£325,000 Freehold





Rocky Park Road

Plymouth, PL9 7DQ

- Detached Bungalow
- Plymstock Cul De Sac Location
- Sizeable Plot
- Level Access With Parking
- No Onward Chain
- Two Double Bedrooms
- Open Plan Kitchen/Dining Room
- Two Useful Loft Rooms
- Generous Rear
- Council Tax Band D

DC Lane are delighted to present this well presented two bedroom detached bungalow located in a quiet cul-de-sac, offering comfortable and versatile living in highly sought after Plymstock ideally placed for excellent local schooling, Broadway shopping parade, transport links and close proximity to the coastline of Mount Batten, beaches and coastal footpaths.

Set on a generous plot, this property offers ample outdoor space with excellent potential for extension (subject to planning), landscaping, or simply enjoying a large private garden. The property features level access with parking for two vehicles and opens into a hallway leading into a stylish open plan kitchen and dining area thoughtfully designed for modern living, featuring contemporary cabinetry and a peninsular that offers both additional workspace and casual seating. Large windows and glazed doors provide abundant natural light and boast lovely views over the rear garden. The generous layout offers ample space for a statement dining table, making it ideal for entertaining or relaxed family meals. Stairs from the dining area provide access to the first floor, where two additional usable rooms with Velux windows offer ideal space for a home office, hobby room, or occasional guest use. Tucked away at the rear of the property, the cosy lounge also offers charming views over the rear garden. The ground floor also includes two double bedrooms and a modern bathroom with shower over the bath, while a bright sunroom to the rear houses a practical utility area.

Outside, the generous level garden is fully enclosed, offering a high degree of privacy. It features paved areas, lawn, mature trees, well-stocked borders, and a stone-built storage shed, perfect for outdoor entertaining or relaxing in a tranquil setting.

With no onward chain this delightful bungalow combines flexibility, privacy, and convenience, making it ideal for a range of buyers. An early viewing is highly recommended.

£325,000



Ground Floor

Lounge	14'9" x 8'8" (4.50 x 2.65)
Kitchen/Diner	16'6" x 19'4" (5.05 x 5.90)
Utility Room	9'11" x 10'1" (3.04 x 3.09)
Bedroom One	12'0" x 12'1" (3.66 x 3.69)
Bedroom Two	9'10", 305'1" x 8'9" (3,93 x 2.68)
Bathroom	5'10" x 8'9" (1.80 x 2.68)
First Floor	
Loft Room One	13'5" x 11'8" (4.11 x 3.58)
Loft Room Two	17'8" x 11'8" (5.39 x 3.58)



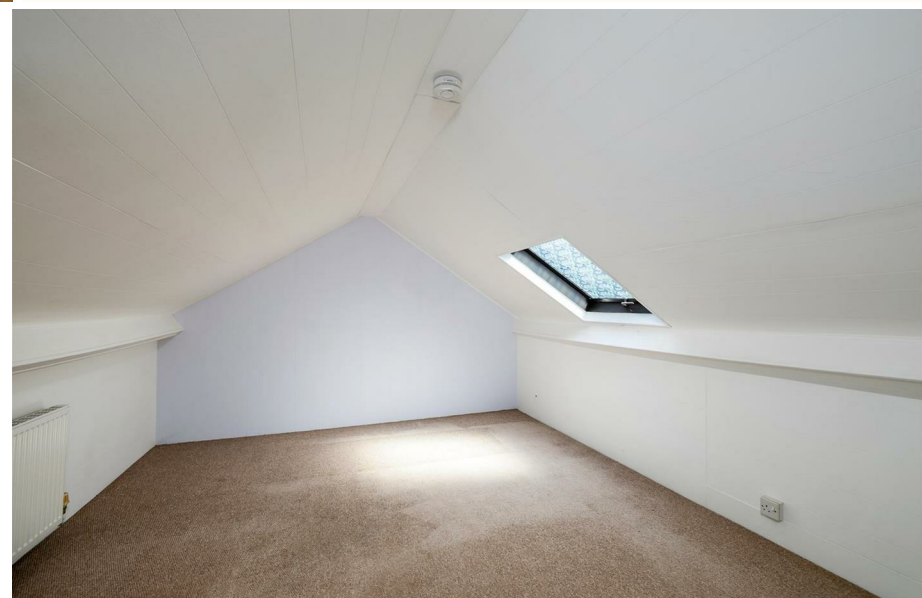


Directions

Exit the Devon Expressway following signs for Plymstock. Come along the A374 in the left hand lane taking you across Laira Bridge to Billacombe Road. Take the third exit at the Roundabout onto Pomphlett Road and turn right into Rocky Park Road and the property can be found on the left.

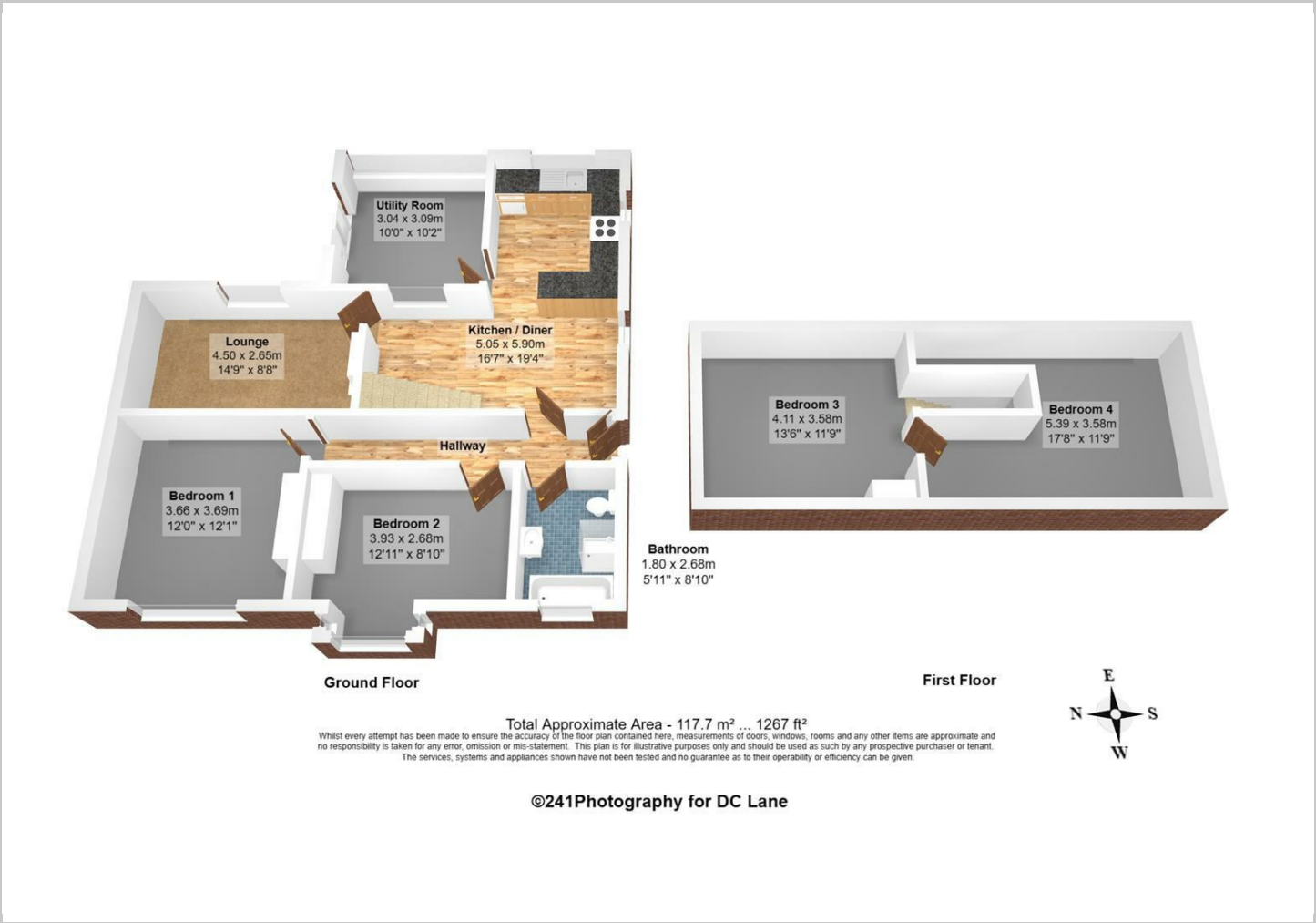
Council Tax Band: D

Scan for Material Information

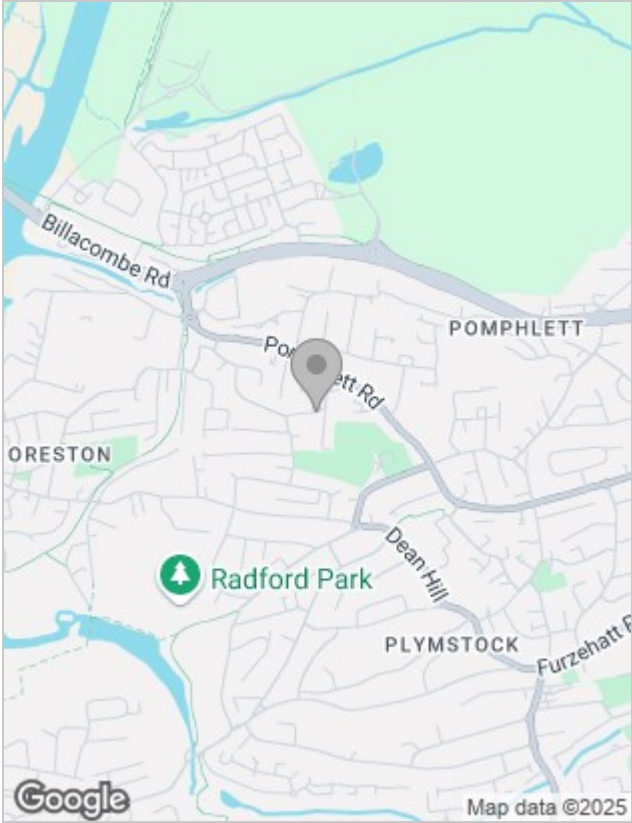




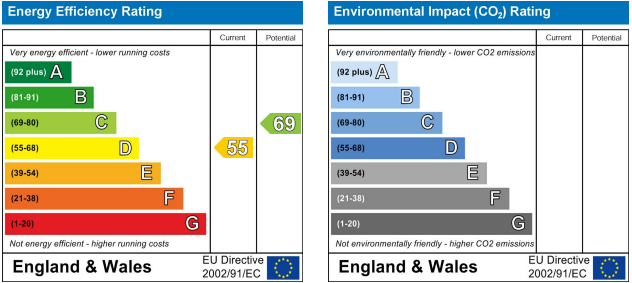
Floor Plans



Location Map



Energy Performance Graph



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.