



DC
LANE

SELL • LET • MANAGE

Rosslyn Park Road, Plymouth, PL3 4LN

£330,000 Freehold

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Rosslyn Park Road

Plymouth, PL3 4LN

- Mid Terraced Family Home
- Three Double Bedrooms
- Bathroom & En Suite Shower Room
- Wealth Character Features
- Delightful Rear Garden
- Popular Peverell Location
- Two Reception Rooms
- Tastefully Presented
- No Onward Chain
- Council Tax Band C

DC Lane are delighted to present this impressive three double bedroom mid terrace family home located in the highly sought after Peverell area and positioned with easy access to the A38 and City Centre and within strolling distance of Hyde Park shopping parade, well placed for excellent schooling and moments from the green expanse of Central Park.

Tastefully presented and designed with ideal family living and entertaining in mind, entry through the vestibule opens into a welcoming hallway that leads into a beautifully appointed lounge and dining room featuring elegant details such as ornate cornicing, intricate ceiling roses and two fully functioning period fireplaces provide a warm and inviting focal point, enhancing the charm and sophistication of the space.

The spacious contemporary kitchen/breakfast room is fitted with stylish cabinetry, integrated appliances and solid oak worktops centered around a peninsula a lovely spot to perch with a cocktail! A cosy snug area with comfortable chairs completes the space, making it perfect for both everyday living and entertaining.

To the first floor the master bedroom benefits from built-in wardrobes and a modern sleek en suite shower room. Two further double bedrooms also feature built-in wardrobes, and are served by a well appointed family bathroom. Additional benefits include two boarded lofts, both accessible via pull down ladders, providing excellent storage.

Outside, the delightful rear courtyard garden offers a tranquil retreat, including a charming covered seating area adorned with natural flowering plant, ideal for relaxing or al fresco dining.

This is a superb example of a period home thoughtfully updated for contemporary living. Distinctively presented 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 this truly unique family home simply must be viewed - an enviable home in an enviable location.

£330,000



Ground Floor

Lounge	12'7" x 12'8" (3.86 x 3.87)
Dining Room	10'4" x 12'7" (3.15 x 3.84)
Kitchen/Breakfast Room	10'1" x 20'11" (3.09 x 6.40)

First Floor

Bedroom One	12'3" x 12'8" (3.74 x 3.87)
En Suite	3'11" x 9'1" (1.21 x 2.77)
Bedroom Two	10'2" x 12'7" (3.12 x 3.84)
Bedroom Three	10'1" x 10'6" (3.09 x 3.21)
Bathroom	6'0" x 9'11" (1.84 x 3.03)





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 right.

Scan for Material Information



Council Tax Band: C





Floor Plans

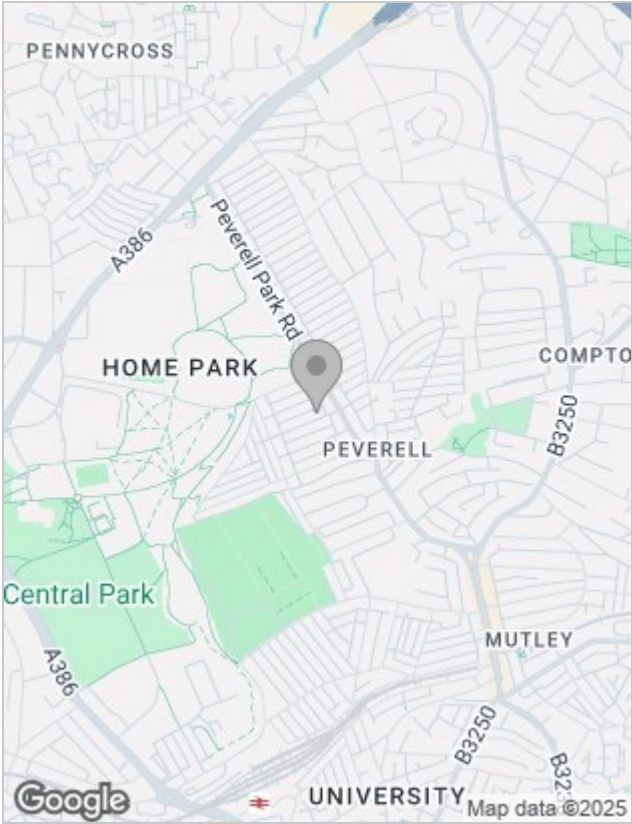


Viewing

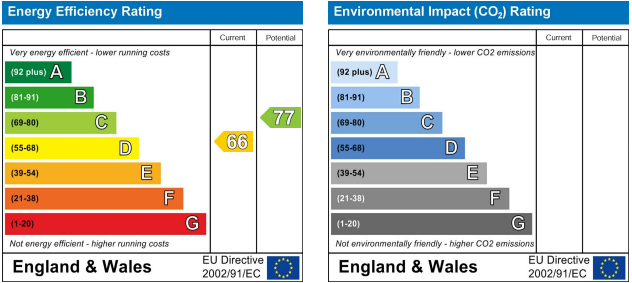
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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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