

**FOR SALE**

Price £405,000



**Alan Cummings**  
estate agents & valuers

**41 Rockingham Road, Mannamead, Plymouth, Devon, PL3 5BW**



- Newly refurbished spacious detached home built circa.1972
- New gas fired central heating
- Spacious light and airy accommodation
- Hall
- Downstairs wc
- 20' Large lounge
- Generous size dining room
- Newly fitted kitchen
- 4 Good size double bedrooms
- Large master bedroom with new en-suite bathroom
- New family bathroom
- Double garage
- Parking on drive/hardstand
- Gardens
- Excellent residential area

### THE PROPERTY

A most spacious detached house built circa.1972, originally with a layout of 5 bedrooms but remodelled to provide a spacious 4 bedroom home. The property has just been refurbished and upgraded and now has the benefit of new gas fired central heating, new fittings to the kitchen, bathroom, en-suite and downstairs wc, new decorations, new floor coverings and new doors. A most well-presented home.

The property stands on a rectangular shaped plot with off street parking on the drive/hardstand, side access and an enclosed south westerly facing back garden.

### LOCATION

Set in this popular prime established residential area of Mannamead which together with nearby Hartley provide for an excellent range of local services and amenities. The position is convenient for access into the city and close by connection to major routes in other directions.

**STORM PORCH** Exterior coach lamp. PVC part double glazed door with adjoining window into:

### GROUND FLOOR

**RECEPTION HALL** 20' 0" x 11' 3" max. (6.1m x 3.43m max.) A wide reception area with two sets of triple light points, telephone point, a useful cupboard and open tread carpeted staircase rising to the first floor.  
**W.C.** 7' 8" x 2' 11" (2.34m x 0.89m) New white suite with close coupled wc and wall mounted wash hand basin with mixer tap and cupboard under.

**LOUNGE** 20' 0" x 11' 4" (6.1m x 3.45m) Light and airy with picture window to the front, feature fireplace and double glazed patio doors overlooking and opening to the rear garden. Wide archway opening to the:

**DINING ROOM** 12' 10" x 10' 1" (3.91m x 3.07m) Double glazed patio doors overlook and open to the rear garden. Row of four spotlamps. Wide archway leading into:

**KITCHEN** 12' 10" x 12' 10" (3.91m x 3.91m) A quality new fitted kitchen with a range of cupboard and drawer storage. Work surfaces with matching upstands, inset 'Franke' one and a half bowl sink unit. Quality integrated appliances include four ring variable size gas hob, stainless steel splashback and illuminated extractor hood over and dual oven/grill under. Space for dishwasher. Space for American style fridge/freezer. Peninsula unit incorporating additional cupboard and drawer storage and breakfast bar.

**DOUBLE GARAGE** 17' 2" long x 14' 0" wide (5.23m x 4.27m) Wide metal up and over door to the front. Window to the side. Electric consumer unit. Mains gas meter.

### FIRST FLOOR

**LANDING** Light and airy with window to the side. Access hatch to loft. Cupboard housing the newly fitted 'Biasi' gas fired boiler servicing the central heating and domestic hot water. Access hatch to loft.

**MASTER BEDROOM** 20' 0" x 11' 5" (6.1m x 3.48m) Dual aspect with picture window to the front and long views. Double glazed patio doors opening to the balcony set overlooking the back garden.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**EN-SUITE BATHROOM** 10' 7" x 8' 1" (3.23m x 2.46m) Quality white suite with panelled bath having side set mixer tap, walk-in tiled shower with thermostatic control. close coupled wc, vanity wash hand basin with cupboard under.

**BEDROOM 2** 14' 0" x 10' 6" (4.27m x 3.2m) Triple aspect with open views.

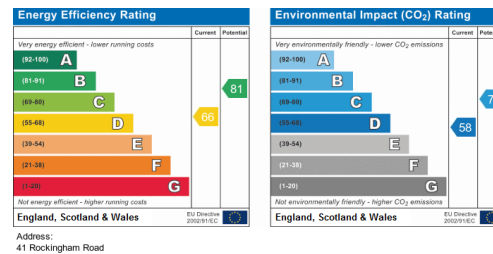
**BATHROOM** 8' 10" x 5' 5" (2.69m x 1.65m) New white suite with pedestal wash hand basin and tiled splashback, close coupled wc, panelled bath with separate taps and wall mounted 'Bristan' electrically heated shower over, tiled splashbacks.

**BEDROOM 3** 12' 11" x 12' 10" (3.94m x 3.91m) Window overlooking the back garden.

**BEDROOM 4** 12' 10" x 10' 1" (3.91m x 3.07m) Window overlooking the back garden.

**EXTERNALLY**

A wide entrance opens into a concrete drive with additional parking area laid to decorative stone chippings providing off street parking for two vehicles and giving access to the double garage. Borders covered with mulch and a number of ornamental shrubs and bushes. Side access to the back garden with a wide patio area next to the property and beyond a level lawned garden with fence and wall boundaries.



**TENURE:** Freehold. **COUNCIL TAX BAND:** F  
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