



Kilbirne

12 Gipsy Lane, Liskeard, Cornwall, PL14 4HQ

Price Guide £400,000



Property

Deceptively spacious detached bungalow, situated in an established and sought after residential area on the outskirts of the town. No onward chain.

The accommodation briefly comprises: entrance porch, sitting room, kitchen, dining room, two bedrooms (one ensuite), bathroom, utility room, detached garage, good size gardens, oil fired central heating, UPVC double glazing.

Accommodation

UPVC double glazed door with side panels leads to:

Entrance Porch – 8' 10 x 8' 10 (2.70m x 2.70m)

UPVC double glazed windows to the sides, door to:

Lobby

Shelving, access to bedroom 2 and sitting room.

Bedroom 2 – 13' x 11' 7 (3.97m x 3.53m)

Built-in fitted wardrobes and cupboard providing ample storage, radiator, UPVC double glazed window to the front.

Sitting Room – 21' 6 x 11' 11 (6.56m x 3.62m reducing to 10' 10 (3.30m)

Fireplace, radiator, patio doors providing access to the front garden, UPVC double glazed window to the side, archway to:



Dining Room – 17' 6 x 9' 4 (5.34m x 2.85m)

UPVC double glazed window to the side, built-in storage cupboard, airing cupboard housing domestic hot water cylinder, radiator.

Bedroom 1 – 13' x 9' 8 (3.97m x 2.94m)

UPVC double glazed window to the side, large walk-in wardrobe with shelving and hanging rails, radiator, door to:

Ensuite Shower Room – 10' 8 x 3' 10 (3.25m x 1.18m)

Tiled walls, shower cubicle, wash hand basin in vanity unit with cupboard below, low level w.c., UPVC double glazed window to the rear, radiator.



Kitchen – 12' 7 x 8' 11 (3.84m x 2.71m)
 Range of wall and base cupboards, 4-ring hob and built-in electric oven, UPVC double glazed window to the side, door to inner lobby.

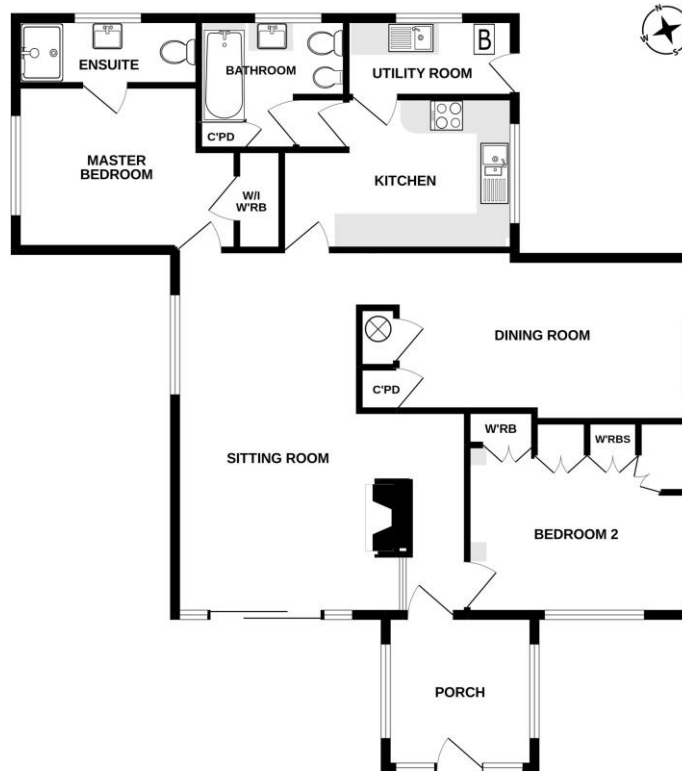
Bathroom – 8' 7 x 7' 8 (2.61m x 2.33) (max)
 Panelled bath, wash hand basin in vanity unit with cupboard below, W.C, bidet, UPVC double glazed window to the rear, radiator.

Utility Room – 9' 7 x 4' 8 (2.92m x 1.41m)
 Stainless steel sink with work tops and cupboard below, space and plumbing for automatic washing machine and additional space for appliances, radiator, Worcester oil fired boiler, coat hooks, UPVC double glazed window to the rear, external door to providing access to the garden/parking area.



Outside
 At the entrance to the property there is a good size detached garage with up and over door. A concrete hardstanding provides parking and there is a driveway to the side which is flanked by mature gardens. There is a further parking area and entrance to the bungalow. The property is elevated from the road and enjoys private gardens areas with lawns, mature shrubs, plants and borders. Steps at the rear of the property lead to a further garden area with greenhouse, shed and oil storage tank.

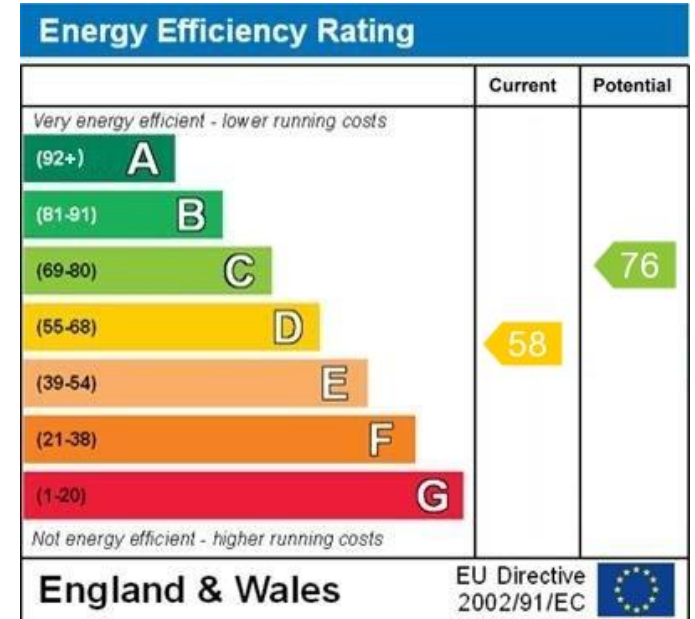
COUNCIL TAX: Band D
LOCAL AUTHORITY: Cornwall
POSTCODE FOR SAT NAV: PL14 4HQ



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. The 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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