



Callington
PL17 7TP

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Guide Price £375,000

Situation:- Callington is a small town and is situated in the heart of South East Cornwall, around 15 miles from the City of Plymouth. It has Infant & Junior Schools, along with a Community College with an enviable reputation. The town has a range of Shops, Post office, Doctors & Dentist.

- Detached Modern House
- 4 Bedrooms
- Lounge, Dining room and Large Kitchen
- Cloaks, En suite and Family Bathroom
- Low maintenance Gardens
- Garage and Parking for 2 cars



The property is entered via the front door which opens up to the hallway. From here there is access to the Lounge, kitchen and downstairs Cloakroom, there is a useful storage/coats cupboard and stairs rising to the first floor. The Cloakroom has a low level WC, wash hand basin and faces to the front. The generously sized Kitchen is fitted with a range of wall and base units, square edged work top surfaces has a four ringed gas hob, electric double oven, wine racks and drawer space. There is space for upright fridge/freezer and plumbing for dishwasher. The Kitchen faces to the rear and enjoys a pleasant outlook across the garden, has modern slate tiling to the floor there is an under stairs storage cupboard. From the kitchen a doorway gives access through to the Utility room with matching units and work top surfaces to the kitchen. Plumbing and space for a washing machine and tumble dryer, wall mounted central heating and hot water boiler and modern slate flooring. The main reception room being the lounge has a feature fireplace including a coal effect gas fire and faces to the front and there is ample room for reception furniture. A square archway leads through to the dining room with space for a large table and chairs and there are doors leading out to the conservatory. The Conservatory has uPVC double glazed opening and encased windows and there is a door giving access to the rear garden, reinforced antiglare roofing.

From the ground floor the staircase leads to the first floor and Landing, loft access, airing cupboard housing the mega flow cylinder. There are 4 bedrooms, the Master Bedroom is a double bedroom facing to the front has fitted wardrobes and has its own En-suite with over sized shower cubicle, low level WC and wash hand basin. Bedroom 2 is a double bedroom facing to the front again with fitted wardrobes. Bedroom 3 is a double bedroom with a useful recess for bedroom storage and faces to the rear. Bedroom 4 also faces to the rear. The Bathroom has a low level WC, spa bath with double shower heads over and faces to the rear.



OUTSIDE

The property is approached via a paved pathway to the front entrance and is finished in pebble. To the left there is a driveway for 1 vehicle and side access gate to the rear. To the right there is a further car parking space. Garage with up and over door, storage into the roof space, door giving access to the rear garden and lighting.

The rear garden is south facing, low maintenance and includes a slate paved shaped patio with artificial grass which is an ideal spot for al fresco dining/entertaining. There is a shaped slate chipped pathway edged with attractive flower and shrub beds and borders and Cornish walling. Pergola with slate finished shaped patio, outside tap.

Mains electric, water, drainage and gas

Cornwall Council state banding for this property is a Band E.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1318 ft²

122.4 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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