



Guide Price £365,000 - Freehold  
Witheybrook Court, Callington PL17 7QR

**\*LOOKING FOR A PROPERTY YOU JUST CAN PLACE YOUR FURNITURE IN?\*** If so this property could be just what you are looking for. This modern individual detached house is situated in a tucked away location located on the fringes of Callington. Brief accommodation comprises:- Porch, Hall, Cloakroom, Lounge, impressive Kitchen/Breakfast room with built in appliances, Dining room, Utility, Study/Bedroom 4 on the ground floor. Landing, Master Bedroom with En suite, 2 further Bedrooms and Bathroom on the first floor.

Outside there are low maintenance gardens for ease, ample Parking and Garage. views across to Kit Hill. A VIEWING IS HIGHLY RECOMMENDED.



#### **Situation:-**

Callington is a Cornish town with a population of around 6,500 people and is situated in the heart of South East Cornwall, around 15 miles from the heart of the City of Plymouth. It has Infant and Junior Schools, along with a Community College with an enviable reputation which specialises in Sports and Music. The town has a Tesco store and a range of local shops in Fore Street. A former mining area, the housing is a mix of older cottages with newer homes on the outskirts of the town.

uPVC double glazed door with glass detail and matching side panel gives access to:-

#### **Porch:- 3'4" (1.02m) x 4'11" (1.5m)**

Useful storage cupboard with hanging rail and shelving, further cupboard with shelving. uPVC double glazed door with inset glazed detail gives access to:-

#### **Hallway:- 19'4" (5.89m) x 6'0" (1.83m)**

Under stairs storage cupboard, stairs rising to the first floor, radiator.

#### **Utility room:- 8'4" (2.54m) x 6'2" (1.88m)**

Fitted with a range of high gloss wall units, work top surface, plumbing for washing machine and space for tumble dryer. Cupboard with shelving and storage space, gas point. uPVC double glazed door with inset glass panel to the side elevation. Heated rail and internal door giving access to the garage.

From the ground floor stairs leading to the first floor and landing with access to bedrooms and bathroom uPVC double glazed window to the side elevation, loft access, large cupboard with shelving.

#### **Bedroom 1:- 14'0" (4.27m) x 10'5" (3.18m)**

Large double bedroom fitted with a range of bespoke bedroom furniture including wardrobes with shelving and hanging rails, cupboards above the recess area, drawers and shelving, built in 10 drawer chest of drawers, further wardrobe space, corner unit with shelving. Wall mounted thermostat, radiator.

#### **En suite:- 4'4" (1.32m) x 8'5" (2.57m)**

Suite comprising of encased system low level WC, vanity unit with wash hand basin, cabinet and tap over. Walk in shower with screen, including twin shower heads.



**Cloakroom:- 5'8" (1.73m) x 2'10" (0.86m)**

Comprising of low level WC, modern vanity unit with wash hand basin and cabinet below, tiling to the walls. Under floor heating thermostat, extractor.

**Lounge:- 15'7" (4.75m) x 12'1" (3.68m)**

Being the primary reception room which is spacious and light room having uPVC double glazed window to the front elevation, radiator.

**Kitchen/Breakfastroom:- 9'5" (2.87m) x 18'7" (5.66m)**

Modern contemporary kitchen fitted with a comprehensive range of white and granite coloured high gloss wall and base cabinets, square edged granite work top services with matching upstands. Breakfast bar with seating area below, built in dishwasher, stainless steel sink unit with one and a half bowl and drainer, drawer space, pan drawers, under unit lighting, tiling to the floor, feature plinth lighting, built in full height fridge and fridge freezer, built in Neff microwave and steam oven, two eye level Neff ovens. Pantry style cupboard. Four ring Neff electric induction hob with glass canopy above incorporating the extractor. Glass brick effect feature tiling, under floor thermostat heating control system, opening finished in granite looking through to the Dining room. Square Archway through to:-

**Dining Room:- 9'2" (2.79m) x 16'7" (5.05m)**

Spacious room and ample room for dining room table and chairs UPVC double glazed sliding doors, to give access to the rear garden and patio area, radiator

**Study/Bedroom 4:- 8'11" (2.72m) x 7'10" (2.39m)**

An adaptable room for individual requirements or preferences, fitted with a range of wall and base cabinets and drawer space, computer station area. uPVC double glazed window to the rear elevation, radiator.

Tiling to the walls, bathroom cabinet and heated towel rail. Underfloor heating.

**Bedroom 2:- 8'5" (2.57m) x 10'3" (3.12m)**

Double bedroom fitted with a range of bedroom furniture including wardrobes with hanging rails, shelving and storage space, 8 drawer chest of drawers, display areas. uPVC double glazed window the rear elevation overlooking the garden, radiator.

**Bedroom 3:- 8'9" (2.67m) x 5'10" (1.78m) To Wardrobe**

Fitted with a range of bedroom furniture, including wardrobes with drawer space, storage areas, shelving and hanging rails. Radiator, uPVC double glazed window to the front elevation with view across to Kit Hill.

**Bathroom:- 8'1" (2.46m) x 6'2" (1.88m)**

Modern suite with low level WC, wash hand basin, bath with a mixer tap shower attachment over with water fall and double headed shower. uPVC double glazed frosted windows to the rear elevation. Detailed tiling to the walls, radiator, storage cupboard housing the the hot water and central heating boiler and further storage cupboards. Shaver point, underfloor heating.

**Outside:-**

To the front there is parking for approximately three vehicles including the driveway. Access to the garage, paved area and slate chipped areas. Side accesses leading to the rear. The attractive low maintenance garden has a tiled patio area finished in granite being an ideal space for al fresco dining/entertaining. There is a lawned section and the garden is enclosed with garden fencing. Garden shed, outside tap and outside power sockets.

**Garage:-**

Up/over door, power and light, internal door with gives access to the Utility room.

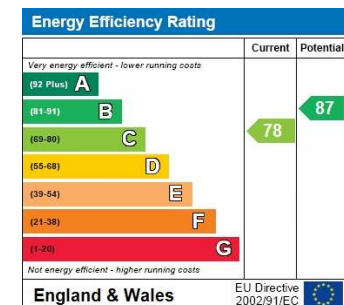
**Services:-**

Electricity, water, drainage and gas.

**Council Tax Band:-**

The vendor has advised us that the council tax band is D.





AGENTS Note:-  
 Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to confirm the position for you, especially if you are contemplating travelling some distance to view the property.  
 Measurements:- These are approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpet or any built in furniture.  
 Services:- Please note we have not tested the services or any of the equipment or appliances in this property, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.  
 Part of our service is to ensure the purchase of your property moves ahead as quickly as possible so we may refer the conveyancing work for the purchaser / vendor to a conveyancing firm should this be required. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by the 3rd party for this.  
 THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN