

## Horsewhim Drive, Kelly Bray, PL17

Guide Price £275,000

3 2 3



A smartly presented, detached family home located within a popular residential cul-de-sac. This modern property benefits from three bedrooms, two bathrooms, a private driveway and a garage.

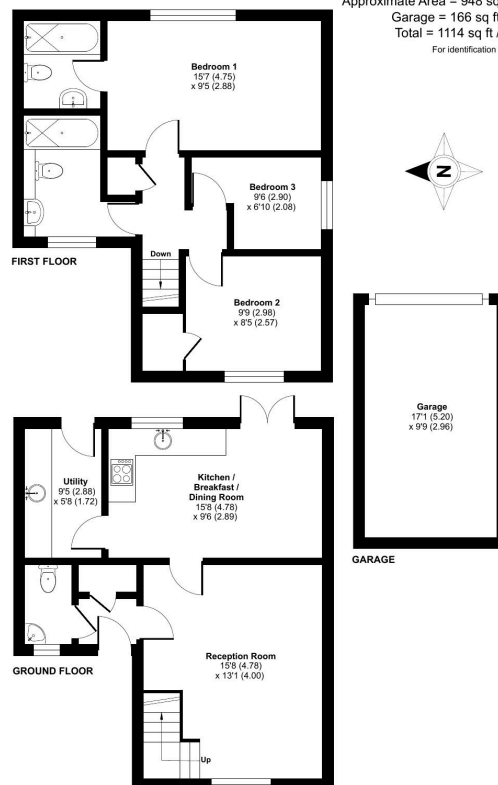
Situated within the village of Kelly Bray and just moments away from Callington town centre. Amenities within the village include a public house, bakery/cafe, post office and general store. Callington town benefits from a range of facilities including a health centre, sports centre/gym, supermarkets, churches and both primary and secondary schools. The area provides some idyllic countryside walks with Cotehele estate and house, Kit Hill and the Tamar Valley all nearby making it an ideal place for families and individuals alike.

## Key Features

- TO ARRANGE A VIEWING PLEASE QUOTE BL0650
- Three Bedrooms (1 Ensuite)
- Garage
- Popular Residential Area
- Kitchen/Dining Room
- Detached
- Private Driveway
- Utility Room
- Family Bathroom & Downstairs Cloakroom
- Freehold

### Horsewhim Drive, Kelly Bray, Callington, PL17

Approximate Area = 948 sq ft / 88 sq m  
 Garage = 166 sq ft / 15.4 sq m  
 Total = 1114 sq ft / 103.4 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rickcom 2024. Produced for Ben Estates T/A Ben Langton Powered By exp. REF: 1168943