

**Bal Road, Callington, PL17**

Offers Over £375,000

 4  2  1

A rare opportunity to purchase a beautifully presented four-bedroom detached family home, complete with a double garage and four off-road parking spaces. Situated within the highly sought-after Meadowbrook development, this stylish property has been finished to a high standard throughout. Offering approximately 1,735 sq. ft. of accommodation, it combines modern, contemporary interiors with practical family living.

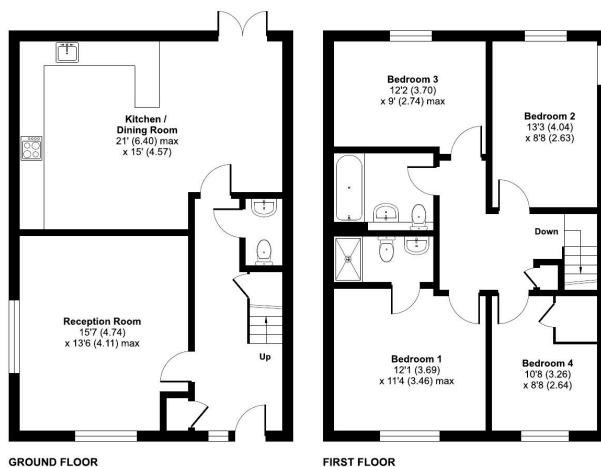
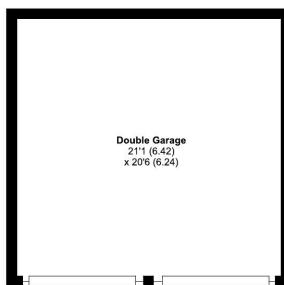
Callington is a charming Cornish town in a prime South East Cornwall location, just 15 miles from Plymouth City Centre. The town provides a wide range of amenities including a health centre, sports centre/gym, supermarkets, church, and both primary and secondary schools.

## Key Features

- TO ARRANGE A VIEWING PLEASE QUOTE BL0650
- Four Bedrooms (1 Ensuite)
- Four Off-Road Parking Spaces
- Popular Residential Development
- Family Bathroom & Downstairs Cloakroom
- Detached
- Double Garage
- NHBC Warranty Ending June 14th 2031
- Stylish Open Plan Kitchen/Dining Room
- Freehold

### Bal Road, Callington, PL17

Approximate Area = 1304 sq ft / 121.1 sq m  
 Garage = 431 sq ft / 40 sq m  
 Total = 1735 sq ft / 161.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. ©richie.com 2025.  
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