



32 Briarwood, Liskeard, PL14 3QQ
Guide £330,000

Jefferys ESTABLISHED 1865

32 Briarwood Liskeard Cornwall PL14 3QQ

Guide Price £330,000

**AN IMACULATELY PRESENTED FOUR
BEDROOM DETACHED FAMILY HOUSE
WITH MASTER EN-SUITE, DRIVEWAY
PARKING, GARAGE, GARDEN AREAS TO
THE FRONT AND REAR, MODERN
DOUBLE GLAZING AND GAS FIRED
CENTRAL HEATING.**

The property is situated within the former market town of Liskeard. The property is situated a short distance from the town centre amenities and the mainline railway station linking the town to Plymouth and London Paddington. Liskeard is well placed with the popular south coast resort of Looe only being some eight miles away. Bodmin Moor being easily accessible for numerous pursuits and miles of outstanding scenery.

The property is located on a popular residential housing development and is well presented throughout.

**THE ACCOMMODATION COMPRISES
WITH APPROXIMATE MEASUREMENTS:-**

ENTRANCE HALL

Composite double glazed to the side, uPVC double glazed window to the front Radiator, understairs storage cupboard, doors leading to:-

LOUNGE

19' 8" X 11' 9" (6.M X 3.57M)

uPVC double glazed window to the front, two radiators, former gas fire (disconnected) with brick surround and, sliding patio doors lead to:-

LIVING ROOM

10' 1" X 10' 0" (3.08M X 3.06M)

uPVC double glazed patio doors leading to the rear garden, port hole window to the side, roof light proving further natural light to the area, radiator.

DINING ROOM

15' 7" X 9' 5" (4.74M X 2.88M)

uPVC double glazed window to the side, radiator, archway leading to:-

KITCHEN

10' 0" X 8' 3" (3.06M X 2.51M)

uPVC double glazed window to the rear, pine kitchen units comprising wall cupboards and working surfaces with cupboards, drawers and space under, stainless steel sink unit, space for free standing fridge, freezer and electric oven, partly tiled walls.

INNER HALL

UTILITY ROOM

6' 8" X 5' 6" (2.03M X 1.67M)

uPVC panel and double glazed door leading to the rear garden, space for fridge freezer, modern gas fired Vaillant Traditional boiler, wall cupboards, working surfaces with space under for tumble dryer and washing machine.

CLOAKROOM/WC

uPVC double glazed window to the rear, low level wc, wash hand basin, tiled floor.

From the Entrance Hall, there are stairs leading to:-

FIRST FLOOR LANDING

Storage cupboard, airing cupboard with factory insulated hot water cylinder and electric immersion heater with slatted shelves.

BEDROOM 2

13'2" X 10'2" (3.78M X 2.77M)

uPVC double glazed window to the front, radiator, built-in wardrobe with shelving and hanging rail.

BATHROOM

uPVC double glazed window to the side, suite comprising panelled bath with shower fitting over and glazed screen, bidet, wash hand basin,

MASTER BEDROOM

12' 8" X 10' 1" (3.87M X 3.08M)

uPVC double glazed window to the rear, radiator, large built-in wardrobes with shelving, drawers and hanging rail.

EN-SUITE SHOWER ROOM/WC

uPVC double glazed window to the rear, low level with wash hand basin, shower cubicle, partly tiled walls.

BEDROOM 3

11' 9" X 9' 9" (3.57M X 2.97M)

uPVC double glazed window to the rear, radiator, large built-in wardrobe with shelving, drawers and hanging rail.

BEDROOM 4

15' 0" X 9' 6" (4.57M X 2.89M)

uPVC double glazed window to the front, radiator, large built-in wardrobe with shelving and hanging rail.



OUTSIDE

Tarmac driveway with parking for two vehicles leading to:-

GARAGE

15' 8" X 8' 10" (4.78M X 2.70M)

Up and over door to the front, electric connected with fuse box within the garage. Some overhead storage is available.

GARDENS

Paved patio area to the rear with pathways to each side of the property. From the patio, there is a lawn garden with shrub borders. There is an outside water tap and garden shed. To the front there is a rockery and shrub garden.

SERVICES

All mains services are connected to the property. Gas fired central heating.

COUNCIL TAX

Band D

EPC

Band D

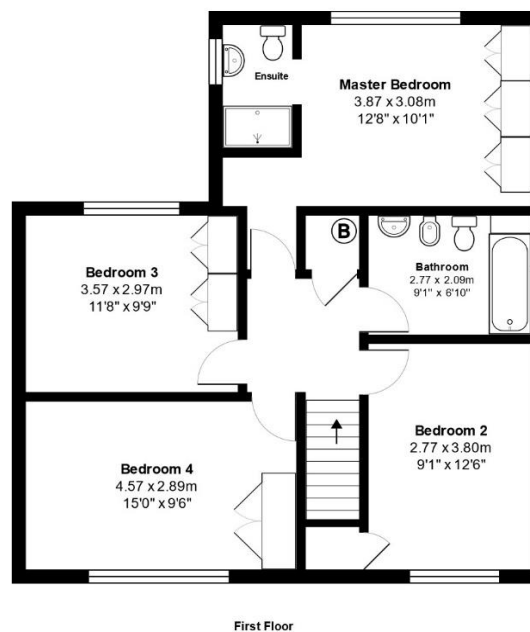
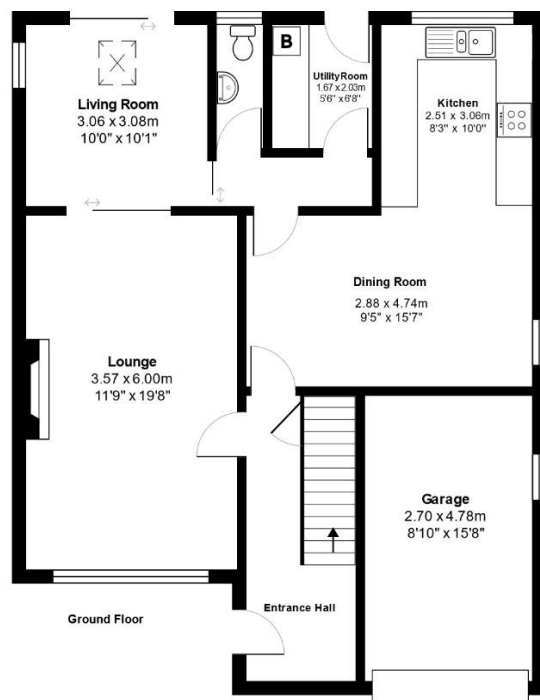
TENURE

The property is being sold Freehold with vacant possession upon completion.

VIEWING

Strictly by prior appointment with the vendors agents – Jefferys
Tel: 01579-342400





32, Briarwood, Liskeard, PL14 3QQ

Total Area: excluding garage 128.7 m² ... 1386 ft²

All measurements are approximate and for display purposes only



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