



Chestnut Drive  
Launceston  
PL15 9GP

Guide Price £425,000

- REMAINDER OF NHBC WARRANTY
- LOUNGE WITH WOODBURNER
- 5 DOUBLE BEDROOMS
- 3 BATHROOMS
- DOUBLE INTEGRAL GARAGE
- SUIT LARGE FAMILY
- BUILT IN 2020 TO A HIGH SPECIFICATION
- UPGRADED KITCHEN
- GENEROUS PLOT AND REAR GARDENS
- SHORT WALK OF AMENITY AREA



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - E

Floor Area - 1711.46 sq ft



#### DESCRIPTION

Benefitting the remainder of an NHBC Warranty, this superb Executive style residence was built in 2020 by Wain Homes. Being at the lower end of the development and occupying a corner plot, there are no further properties to be built adjacent. Within a short walk of the amenity area, once complete will offer a small lake and play area. The current vendors have maintained and cared for the property to a high standard utilising the flexible and versatile space offered. Features to note include a contemporary woodburner in the lounge, high gloss kitchen boasting a central island and integrated appliances, luxury bathrooms, integral double garage and ample parking, decked terrace to the rear and extensive gardens backing onto a small copse being a haven for various wildlife including wild deer and small birds. The accommodation, which is fully double glazed and mains gas fired centrally heated, briefly comprises; Entrance hall with door to integral double garage, cloakroom, useful study/home office, utility room with door to outside, kitchen/dining room with island and patio doors to outside, lounge with large bay window and woodburner, galleried landing giving access to 5 double bedrooms, two with en suite bath/shower rooms and a family bathroom. The property is approached over a driveway providing ample parking for several vehicles and leads to the garage. A path to the side gives access to the rear gardens, with decked terrace, lawns, raised vegetable beds, useful garden store and greenhouse.

#### LOCATION

Set amidst the rolling green Cornish countryside, Launceston is known as the gateway to the county and sits on the Devon border. The towns skyline is dominated by the ruins of a Norman castle that stands high on a hillside with dramatic views over Bodmin moor and Dartmoor. The castle was a strategically important building after the Norman Conquest and its green was used for executions until the 19th century. The town is situated between the north and south coasts, so is convenient for beaches and the Cornish countryside. The surrounding area offers leisure for all. Facilities include two golf courses and Roadford Lake Country Park where visitors can fish for trout, sail, windsurf, cycle, row, kayak and camp. Shopping offers plenty of big names including Marks and Spencer Food Hall, Tesco, Argos, Iceland, Pets at Home to name a few, together with quirky independent shops. The A30 will see you onto the M5 at Exeter in under 45 minutes and the A388 will get you to Plymouth in under an hour. The seaside resort of Bude is just 17 miles away.

#### THE ACCOMMODATION

(all measurements are approximate)

#### CANOPY ENTRANCE PORCH

Outside light. Part glazed door into;

#### ENTRANCE HALL

Radiator. Built in understairs storage cupboard. Stairs rise to first floor. Heating controls. Door to integral garage. Doors to;

#### CLOAKROOM

6'7" x 2'11" (2.03m x 0.91m)

Opaque window to rear. Radiator. Corner vanity wash basin with tiled splashback and low level wc.

#### STUDY

9'8" x 6'2" (2.96m x 1.89m)

Window to front. Radiator. Electric fuse board.

#### KITCHEN/DINING ROOM

18'11" x 10'11" (5.78m x 3.34m)

Window and patio doors to rear enjoying views over the garden and small woodland. Superbly fitted modern grey high gloss kitchen with range of high gloss wall and base units under roll edge work surfaces with matching upstands, incorporating 1.5 bowl sink unit, eye level electric double oven and 5 ring gas hob with stainless steel canopy extractor hood over. Integrated dishwasher and fridge/freezer. Under unit lighting. Central island with breakfast bar and cupboards below. Radiator to dining area and attractive stone effect to one wall.

#### UTILITY ROOM

7'5" x 6'0" (2.28m x 1.85m)

Half glazed door to outside. Range of matching high gloss units with single drainer sink unit, space for washing machine and tumble dryer. Wall mounted cupboard housing mains gas fired BOILER. Shelving. Radiator.

#### LOUNGE

18'1" x 11'11" (max into bay). (5.52m x 3.65m (max into bay).)

Attractive bay window to rear enjoying views over the gardens and woodland area beyond. 2 Radiators. Contemporary modern corner set wood burner set on stone hearth with stone effect surround. Media suite display unit with high gloss cupboard fronts.

#### FIRST FLOOR LANDING

Radiator. Access to loft. Large built in airing cupboard with slatted shelving. Housing hot water cylinder.

#### MASTER BEDROOM 1

15'1" x 10'11" plus door recess. (4.60m x 3.33m plus door recess.)

Window to rear overlooking gardens and woodland beyond. Radiator. Door to;

#### EN SUITE BATHROOM

10'8" x 5'6" (3.27m x 1.70m)

Opaque window to side. Full length walk in shower with glass screen, mains fed shower over. Vanity wash basin, low level wc and modern bath. Tiling to water sensitive areas. Chrome heated towel rail. Shelving. Fitted large wall mirror.

#### BEDROOM 2

13'4" plus door recess x 10'7" (4.07m plus door recess x 3.23m )

Window to front. Radiator. Door to;



### EN SUITE SHOWER ROOM

5'0" x 3'11" (1.53m x 1.20m)

Opaque window to side. Large walk in shower with mains fed shower over. Vanity wash basin and low level wc. Shaver points. Chrome heated towel rail. Tiling to water sensitive areas.

### BEDROOM 3

11'6" x 10'7" (3.53m x 3.23m)

Window to rear overlooking gardens and woodland beyond. Radiator.

### BEDROOM 4

11'6" x 9'3" (3.53m x 2.84m)

Window to rear overlooking gardens and woodland beyond. Radiator.

### BEDROOM 5

11'3" x 10'7" plus door recess. (3.43m x 3.24m plus door recess.)

Window to front. Radiator. Currently used as a home gym/dance room with mirrors to one wall.

### BATHROOM

9'6" into shower x 7'8" (2.90m into shower x 2.34m)

Opaque window to front. Recessed large walk in shower with mains fed shower over. Modern bath, vanity wash basin and low level wc. Chrome heated towel rail. Mirrored medicine cabinet. Shaver points. Tiling to water sensitive areas. Shelving.

### OUTSIDE

To the front of the property is a tarmac driveway for at least 3 vehicles and a further gravelled area for another car.

### INTEGRAL DOUBLE GARAGE

17'3" x 17'2" (5.26m x 5.25m)

Up and over door. Light and power connected. Concrete painted floor.

### OUTSIDE CONT...

A path to the side of the house and timber gate leads to the rear gardens. Outside light and tap to side. Steps down from the kitchen to a paved patio and decked terraces, being ideal for dining al fresco. Raised vegetable beds and an expanse of lawn. Useful timber STORE SHED and GREENHOUSE. Raised stone herb and flower borders. Backing onto a small copse, being a haven for wildlife and birds. Recent sightings of wild deer and many birds.

### SERVICES

Mains water, electricity, drainage and gas.

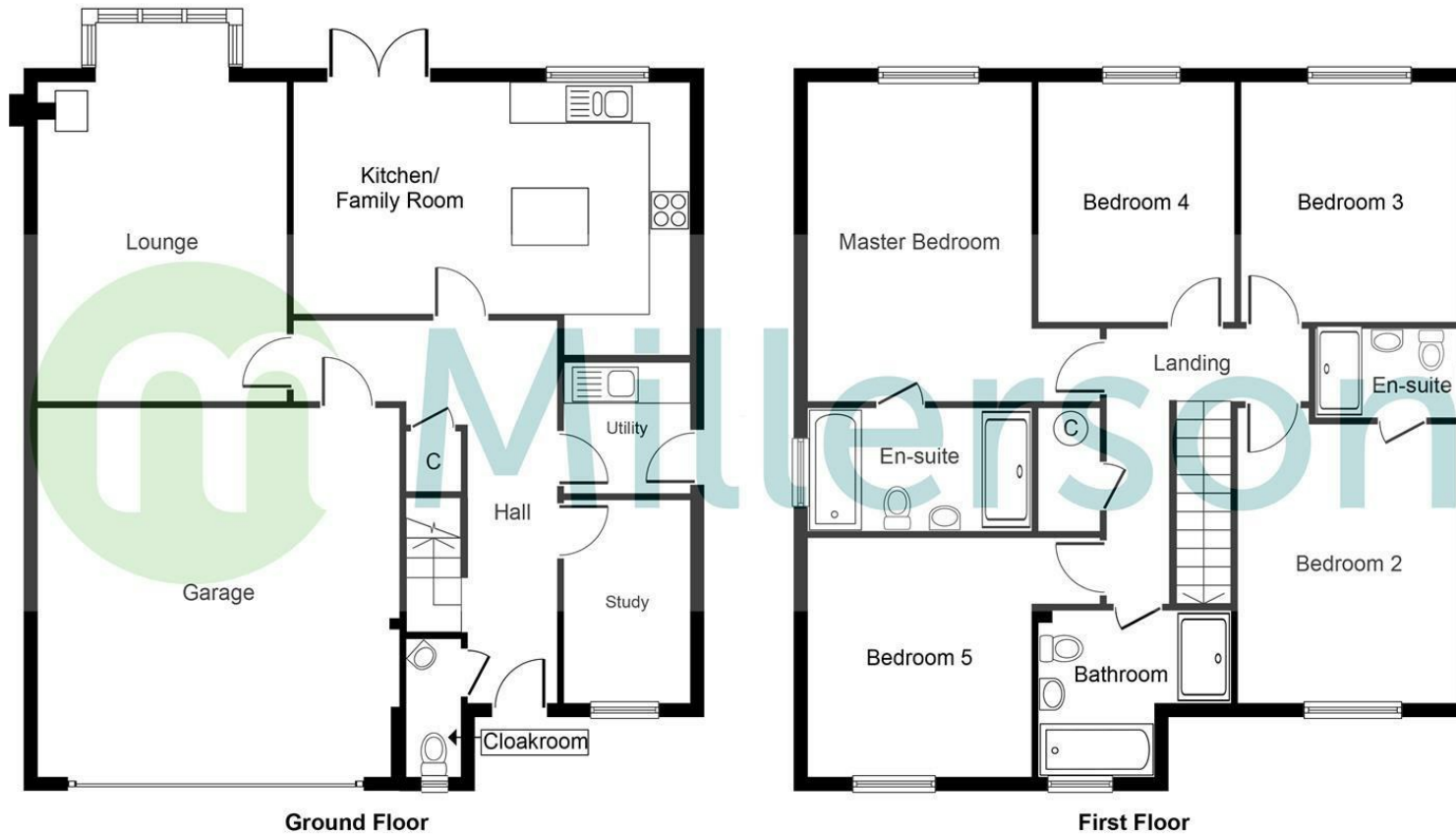
### LOCAL AUTHORITY

Cornwall Council. Council Tax Band E.



# Directions To Property

What3words.com///breakfast.shack.debit



PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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## Valuation Request



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  | 84                      | 91        |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

