



**44 Chestnut Drive**

**Launceston**

 **Millerson**  
*Select*

**Offers Over £340,000**



# 44 CHESTNUT DRIVE

## Launceston

- SURPRISINGLY SPACIOUS FAMILY HOME
- STUNNING VIEWS TOWARDS KIT HILL
- SEAMLESS FRONT-TO-REAR OPEN PLAN LIVING AREA
- FOUR/FIVE DOUBLE BEDROOMS
- PRIVATE DRIVEWAY FOR TWO CARS AND ATTACHED GARAGE
- TIERED GARDEN WITH COMPOSITE DECKING AREA

**SCAN OR FOR MATERIAL INFORMATION**  
Nestled on the edge of the suburb of Kit Hill, this generously proportioned 4/5 bedroom family home offers a delightful blend of town and country living. Bathed in natural light, the southerly aspect and enclosed garden create a sunlit haven throughout the property, ideal for those seeking a balanced lifestyle.

Upon entering, you're welcomed into a spacious sitting/dining area and kitchen that spans the depth of the home, showcasing panoramic views. The kitchen features modern eye and base level units with integrated appliances, complemented. The hallway leads to staircases accessing the upper and lower floors.

The first floor hosts three double bedrooms, including a rear-facing principal bedroom with stunning countryside vistas and an en suite shower room. Two additional bedrooms share a well-appointed family bathroom with a separate shower enclosure. Downstairs, the lower ground floor reveals a fourth bedroom with a Jack and Jill en suite shower room and French doors opening onto the rear garden. Adjacent is another versatile reception room, also with garden access, ideal as a fifth double bedroom or study with convenient access to the Jack and Jill shower room.

This home offers flexible accommodation and abundant natural light, promising a comfortable and inviting lifestyle for families and those who appreciate scenic surroundings.









Obscure glazed composite door into

**Entrance:**

Door to Cloakroom and opening into open plan living/dining/kitchen.

**Cloakroom:**

uPVC obscure double glazed window to side. Low level WC. Pedestal wash hand basin. Radiator.

**Open Plan Living/Dining Area/Kitchen:**

l-shaped but max measurements 22'5" x 19'10" (l-shaped but max measurements 6.848 x 6.068)  
uPVC double glazed window to the front and rear with open views to the countryside.

In the living room is a electric flame effect fireplace. Radiator.

The dining/kitchen area offers the views over the countryside beyond. A comprehensive range of of base units under wood effect work surfaces inset with a 1 1/4 stainless steel sink unit, integrated appliances to include a fridge/freezer, dishwasher and washing machine. AEG double oven and grill. Four-ring gas hob with stainless steel splashback and extractor. Matching wall mounted cupboards.

From the Living Area, a door opens into the

**Inner Hall:**

A turning staircase descends to the Lower Floor as well ascending to the First Floor.

**First Floor Landing:**

Access to loft. Cupboard housing Ideal pressurised water tank. Radiator. Door off

**Bedroom:**

9'9" x 8'2" (2.989 x 2.512)  
uPVC double glazed window to front. Radiator.

**Bedroom:**

9'9" x 8'6" (2.978 x 2.594)  
uPVC double glazed window to front. Radiator.

**Principal Bedroom:**

10'3" to front of wardrobes x 9'5" (3.137 to front of wardrobes x 2.895 )  
uPVC double glazed window to rear with lovely countryside views. Sharps built in triple wardrobes. Radiator. Door to

**En-Suite:**

7'2" x 3'11" (2.193 x 1.209)  
Obscure uPVC double glazed window to side. Double shower cubicle. Pedestal wash hand basin. Low level WC. Radiator. Half tiled walls. Shave point. Extractor.

**Family Bathroom:**

7'7" x 7'2" (2.331 x 2.209)  
Obscure uPVC double glazed window to rear. Panelled bath. Tiled shower cubicle. Pedestal wash hand basin. Low level WC. Radiator. Half tiled walls. Extractor.

**Lower Floor Landing:**

Storage cupboard. Radiator. Doors off

**Bedroom/Study:**

10'10" x 9'8" (3.303 x 2.956)  
uPVC double glazed French doors to the decking and garden. Radiator.

**Bedroom:**

10'9" x 9'9" (3.293 x 2.974)  
uPVC double glazed French doors to the decking and garden. Radiator. Door to

**Jack & Jill Shower Room:**

9'8" x 4'7" (2.969 x 1.413)  
Obscure uPVC double glazed window to side. Double shower cubicle. Pedestal wash hand basin. Low level WC. Radiator. Half tiled walls. Shave point. Extractor.

**Rear Garden:**

This beautifully landscaped tiered garden features a stylish composite decking area, perfect for hosting



gatherings, and offers uninterrupted views of the picturesque countryside. The garden gracefully descends with steps leading to a newly laid AstroTurf area, providing a lush, low-maintenance space. Further steps guide you to the lower level, where you'll find a charming paved patio and a well-maintained lawn, creating a versatile outdoor retreat for relaxation and enjoyment.

**Front:**

Recently updated, this area now boasts a double-width driveway that provides convenient access to the garage.

**Garage:**

Metal up ad over door.

**Agents Notes:**

We have been informed there is an estate management charge circa £200 per annum payable to Blenheims.

**Material Information:**

Verified Material Information

Asking price: Offers in excess of £340,000

Council Tax Band: D

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 4 bedrooms, 3 bathrooms, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Garage and Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

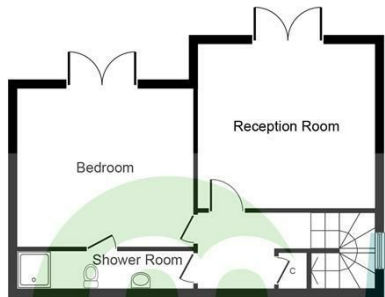
Coal mining area: No

Non-coal mining area: Yes

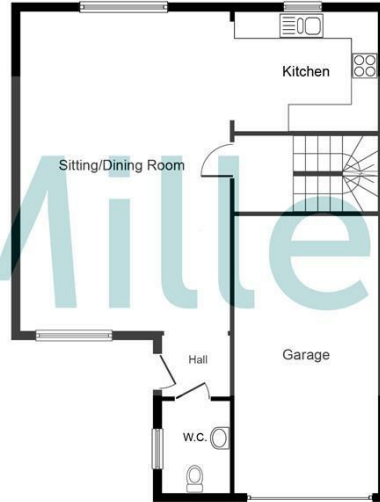
Energy Performance Rating: B

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Lower Ground Floor



Ground Floor



First Floor

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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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