







### Property Description

Nestled in a desirable location within Callington, this impressive modern detached home offers a perfect blend of stylish design and practical family living, arranged over three light-filled floors.

Step inside to discover a welcoming entrance hall leading to a thoughtfully designed layout. The heart of the home is the magnificent open-plan kitchen/diner, a superb space for entertaining and family life, featuring modern integrated appliances and flowing out to the garden. The ground floor also offers a convenient WC and a versatile reception room, ideal as a formal lounge.

Ascend to the first floor where you will find three well-proportioned bedrooms and a stylish family bathroom. The second floor is dedicated to a luxurious master suite, a true retreat featuring a Juliet balcony that frames delightful rural views, a comprehensive range of built-in mirrored wardrobes, and a sleek ensuite shower room.

Externally, the property is equally impressive. A private driveway provides parking for multiple vehicles and there is a single garage. The beautifully landscaped rear garden is a low-maintenance oasis, perfect for alfresco dining and relaxation while enjoying the serene outlook.

This is a rare chance to own a substantial home that combines modern convenience with a tranquil setting.

### Ground Floor

#### Entrance Hall

Stairs rising to first floor. Radiator.

#### Living Room

16' 6" x 13' 7" ( 5.03m x 4.14m )

Dual aspect double glazed windows to the front and side elevations. Feature electric fireplace. Radiator.

#### Kitchen / Diner

A range of matching wall and base units with Quartz worktops above. Inset one and a half bowl stainless steel sink with mixer tap. Integrated dishwasher, integrated washing machine, integrated electric double oven, integrated fridge freezer. Counter top four ring induction hob with extractor fan above. Radiator. Dual aspect double glazed windows and double glazed French doors with shutters opening onto the rear garden. Spotlights to ceiling. Space for dining table and chairs.

#### W.C.

Low level w.c. Partially tiled walls. Pedestal sink unit. Radiator. Extractor fan.

### First Floor

Storage cupboard housing the central heating boiler. Radiator.



## Bedroom 2

11' 1" x 10' 6" ( 3.38m x 3.20m )

Double glazed window. Radiator.

## Bedroom 3

13' 7" x 10' 3" ( 4.14m x 3.12m )

Double glazed window. Radiator.

## Bedroom 4

13' 4" x 6' 9" ( 4.06m x 2.06m )

Double glazed window. Radiator.

## Bathroom

Panel bath with shower above, low level w.c. and wall hung sink. Extractor fan. Heated towel rail. Obscured double glazed window to the front elevation.

## Second Floor

### Master Bedroom

26' 5" x 17' 7" ( 8.05m x 5.36m )

Impressive master suite with double glazed French doors with Juliet balcony providing stunning countryside views. Built in mirrored wardrobes. Velux windows to ceiling. Storage cupboard with a radiator. Access hatch to further loft storage.

## En-Suite

Double walk in shower enclosure, low level w.c. and wall hung sink. Velux window. Obscure double glazed window. Heated towel rail. Extractor fan.

## Garage

20' 1" x 10' 4" ( 6.12m x 3.15m )

## Outside

Large driveway to the front and an attractive landscaped garden to the rear.

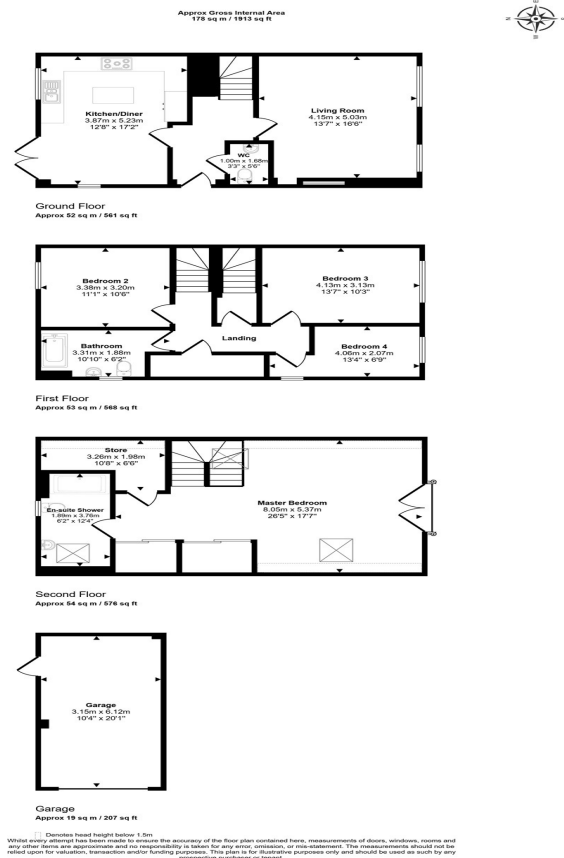












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Tenure: Freehold

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