



Beech Road, Callington PL17 7JA

welcome to

Beech Road, Callington

A spacious semi detached family home in Callington. This property has 4/5 bedrooms, 3/4 receptions rooms, a downstairs wet room, master en suite and family bathroom. There is also a multi car driveway and a rear garden that has been recently refurbished.

Offers over £275,000



Front Elevation

To the front of the property is a mutli car driveway.

Entrance Hall

Stepping in through the front door into the hallway you will see stairs straight ahead, door to the lounge, door to bedroom 5, there is a ceiling light and carpet flooring.

Bedroom Five

8' 5" x 7' 8" (2.57m x 2.34m)

Ceiling light, radiator, double glazed window to front, door leading to en suite.

En Suite

Ceiling light, extractor fan, w/c, shower, sink, double glazed window to side.

Lounge

13' 2" max x 12' 1" max (4.01m max x 3.68m max)

Ceiling light, radiator, double glazed window to front, carpet flooring, opening to dining area.

Dining Area

10' 8" max x 8' max (3.25m max x 2.44m max)

Ceiling light, double glazed door to rear, radiator, carpet flooring.

Kitchen

11' 2" max x 16' 3" max (3.40m max x 4.95m max)

Ceiling light, radiator, vinyl flooring, wall mounted and floor based units, space for washing machine, dishwasher, oven and fridge/freezer, 1 1/2 sink and drainer, double glazed window to rear, door to rear garden.

Landing

Ceiling light, carpet flooring, doors to the four bedrooms and bathroom.

Master Bedroom

15' max x 8' 9" max (4.57m max x 2.67m max)

Ceiling light, radiator, double glazed window to front, carpet flooring, space for wardrobe, door to ensuite.

En Suite

Ceiling light, double glazed window to front, heated towel rail, w/c, shower cubicle, wash hand basin, tiled flooring.

Bedroom Two

13' 7" max x 7' 9" max (4.14m max x 2.36m max)

Ceiling light, double glazed window to front, radiator, carpet flooring, loft hatch.

Bedroom Three

9' 1" max x 8' 8" max (2.77m max x 2.64m max)

Ceiling light, double glazed window to rear, carpet flooring, shelved cupboard space.

Bedroom Four

7' 9" max x 6' 5" max (2.36m max x 1.96m max)

Ceiling light, double glazed window to rear, radiator, carpet flooring, walk in wardrobe area with carpet flooring and a window to the side.

Bathroom

Ceiling spot lights, double glazed window to rear, w/c, heated towel rail, corner bath, separate shower, wash hand basin, tiled flooring.

Rear Garden

A recently refurbished rear garden consisting of a patio area as you step outside, from here there is an area laid with gravel that has a summer/play house and an area laid with artificial grass. The garden is private and enclosed with fencing.



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Beech Road, Callington

- FOUR/FIVE BEDROOMS
- THREE/FOUR RECEPTIONS ROOMS
- DOWNSTAIRS WET ROOM
- MASTER EN SUITE
- COUNCIL TAX BAND C

Tenure: Freehold EPC Rating: B

offers over

£275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SAS105229 - 0007

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