



Paddock End



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Trebursye Road, Launceston, Cornwall, PL15 7EL

Town Centre 0.8 miles - North Cornish Coast 19 miles – Exeter 43.5 miles

An architecturally designed and superbly presented contemporary home in a highly sought after area of Launceston

- 4 Double Bedrooms (1 En-Suite)
- Detached Double Garage
- Open Plan Living
- Underfloor Heating
- Tenure: Freehold
- Ample Off Road Parking
- Contemporary Design
- Enclosed Rear Garden
- Immaculately Presented
- Council Tax Band: E

Guide Price £599,950

SITUATION

The property is situated along a sought after road on the edge of Launceston town, amongst a handful of other executive properties of a similar calibre. Located roughly half a mile from the town centre, Launceston offers numerous shops, sporting and social clubs, a fully equipped leisure centre and two 18-hole golf courses. There are doctors', dentists' and veterinary surgeries, 24-hour supermarket, M&S Food Hall and educational facilities available up to A-level standard. There is access to the A30 trunk road, which links the Cathedral cities of Truro and Exeter where at Exeter, there is access to the M5 network, main line railway station serving London Paddington and an international airport.

DESCRIPTION

The property was completed in 2019 and merges well with the style and architecture of the other executive homes along the road. With great attention to detail throughout, the property has been finished to a high quality standard and finish throughout and presented in excellent decorative order. With 4/5 bedrooms, stylish open plan living and set amongst a generous plot, viewings are highly recommended to appreciate the quality of the build on offer.



ACCOMMODATION

The property throughout has been well cherished by the current owners offering light and airy accommodation with well proportioned rooms throughout. A large glass atrium at the front of the property creates a stylish and welcoming entrance, flooded with light and a useful understairs storage cupboard. There is a 5th bedroom/study on the ground floor overlooking the front driveway, perfect for working from home. The open plan layout of the kitchen/dining/sitting room creates a beautiful entertaining space for large families and friends, with aluminium bi-fold doors which flood the room with natural light and encompass the patio and level lawns. The kitchen has a fitted range of high quality Siemens appliances including an induction hob, a double oven, dishwasher and fridge/freezer. There is a larger than average utility room with space and plumbing for a number of white goods, with a ground floor cloakroom. Underfloor heating throughout the ground floor offers a warm and welcoming feel with all windows fitted with blinds that will be included in the sale.

An oak staircase and solid oak doors throughout the landing merge with the natural light from the glass atrium and allow for a light and airy feel, presenting 4 double bedrooms throughout the first floor. The principle bedroom has a stylish ensuite shower room, with the family bathroom offering a contemporary suite comprising a larger than average walk in shower and a separate bath with further shower attachment.

OUTSIDE

The property is approached via a gated access, with stone wall and natural hedge boundaries at the front. A large gravelled driveway provides ample off road parking for 5+ vehicles along with the detached double garage, with an electric door and power/light connected. The generous plot size allows space for an additional garden shed and further space for storage to the rear and side of the garage, with paved pathways either side of the property to the rear garden. With a range of young trees, flower beds and shrubs, the garden is level and mainly laid to lawn, the perfect place to host friends and family with a patio area for seating and BBQ's. There is an external tap to one side of the property and smaller areas of lawn to the front.

SERVICES

Mains water and electric. Bulk gas fired central heating, underfloor throughout the ground floor. uPVC double glazed windows throughout with aluminium bi-fold doors. Private drainage via sewage treatment plant. The property has the remainder of the 10 year warranty, buildmark cover dated June 2019. Broadband availability: 4G wireless, Mobile Signal coverage: Voice and Data available(Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

From Launceston join the A30 westbound and take the first slip road signposted Tregadillett, turn right at the mini roundabout and in approximately 0.2 miles turn right onto Trebursye Road. Continue along the lane for approximately 1.1 miles where the property will be located on the left hand side, identifiable by a Stags for sale board.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating	
Current	Potential
	99
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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Approximate Area = 1916 sq ft / 178 sq m
 Garage = 320 sq ft / 29.7 sq m
 Total = 2236 sq ft / 207.7 sq m
 For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2024. Produced for Stags. REF: 1138304