

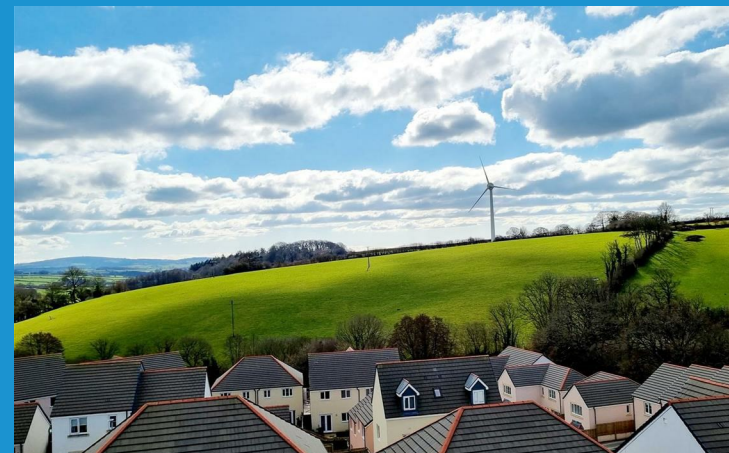


Chestnut Drive
Launceston | Cornwall



Town • Country • Coast

Fixed Asking Price £299,000



Available with No Forward Chain.

Affording some stunning views towards Kit Hill is this deceptively spacious 4 bedroom, 2 reception family home. The southerly aspect and enclosed garden create a year-round sun trap throughout the property.

You enter the property into a front to rear aspect sitting/dining & kitchen enjoying stunning views. A door leads to a side aspect W/C. Tucked around the corner from the reception space is the kitchen with a range of modern eye and base level units together with integrated appliances. A door gives access to a hallway with staircases to the first and lower ground floors. Off this hallway, is a door to the Utility Room and Cinema/multi media Room, which is soundproofed and insulated.

On the first floor are 3 double bedrooms. The principle bedroom is rear aspect with great views towards open countryside and access to an en suite shower room. The other 2 bedrooms share a family bathroom with a separate shower enclosure. On the lower ground floor is a fourth bedroom which is a second master bedroom. There is a Jack and Jill ensuite shower room. This bedroom has French doors which open out to the rear garden. Next to this room is another reception room again with French doors out to the garden. Alternatively, this room could be used as a fifth double bedroom. There is also a large under-stairs storage cupboard.

In front of the property is off road parking. There is an extended lowered curb which subject to any permissions required would offer potential to create another off road parking space. A pathway leads to the front door with areas of lawn to one side. There is a side door and side passages to the front/back. To the rear of the property is an enclosed garden made up of a level lawn, 2 patios and an outside dining area. To one corner is a detached cabin with extended canopy. Steps lead down to a lower tier with an exposed stone wall. A private gate leads into the rear garden and is accessed from a shared pathway



Situation

Launceston is an ancient town steeped in History with the imposing Castle overlooking the town and surrounding area. Referred to as "the gateway to Cornwall" Launceston is centred one mile west of the River Tamar, which constitutes almost the entire border between Cornwall and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline alongside Plymouth and Exeter. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode for this property is PL15 9GP. What Three Words 'drones.templates.villa' will take you to the property. From Launceston town centre proceed along Southgate Street, leading onto Exeter Street. Turn right onto Tavistock Road and follow the road, passing Tesco on your right-hand side and cross over the A30 dual carriageway. At the roundabout, take the second exit then the next right turn into the development. Follow the road where the property will be seen on your right hand side.

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Entrance Hallway

W/C

4'4" x 3'5" (1.33m x 1.06m)

Sitting/Dining Room

22'4" x 12'0" (6.81m x 3.66m)

Kitchen

8'8" x 7'9" (2.65m x 2.38m)

Utility Room

8'2" x 4'3" (2.50m x 1.31m)

Cinema / Multi Media Room.

11'11" x 8'2" (3.65m x 2.50m)

Lower Ground Floor

with under stairs storage cupboard

Bedroom 4

10'9" x 9'8" (3.28m x 2.95m)

Jack and Jill Bathroom

9'7" m ax x 4'6" (2.93m m ax x 1.38m)

Reception Room/Bedroom 5

10'9" x 9'7" (3.29m x 2.93m)

First Floor Landing

Bedroom 1

11'9" m ax x 9'5" (3.59m m ax x 2.89m)

En-Suite

7'1" x 3'10" (2.18m x 1.18m)

Bedroom 2

9'8" x 8'5" (2.96m x 2.57m)

Bedroom 3

9'9" x 8'4" (2.99m x 2.55m)

Garden

36'5" m ax x 29'2" m ax (11.10m m ax x 8.90m m ax)
Split over two level tiers, with outside tap.

Services

Mains Gas, Electricity, Water & Drainage.
Gas Central Heating.
Council Tax Band D.
Full Fiber Connected to the Property.
Electric Car Charging point in the driveway.

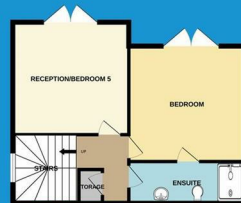
Agents Note

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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



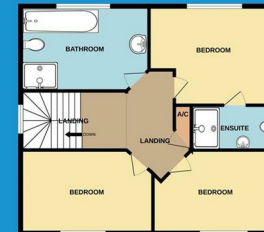
Lower Ground Floor



Ground Floor



First Floor



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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