

Orchard Close | Launceston



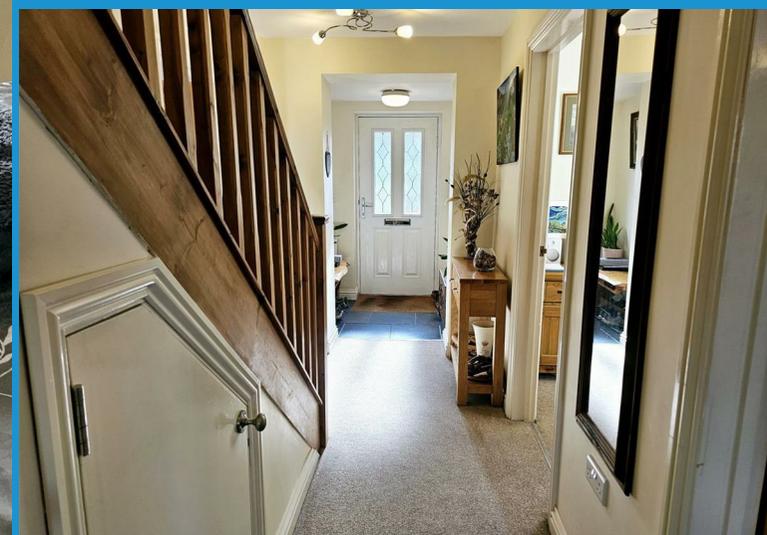


A spacious 4 bedroom detached property situated in the favoured St Stephens area of the town, featuring a single garage, plenty of off-road parking alongside a double timber framed garage plus a workshop with a range of cupboards, worktops and power/electric. The property has a spacious garden at the rear which has been landscaped and enjoys wonderful views across the town looking towards the historic Norman Castle.

The property offers some 'eco elements' including solar panels with feed in tariff and an air source heat pump. The ground floor has underfloor heating and radiators on the first floor.

The property has a driveway at the front, with provision for numerous vehicles and convenient for the front door of the property with a welcoming entrance porch which leads into the hallway. There is an impressive open-plan kitchen and dining room/family room which has patio doors into the garden, ideal for those sunny days. To the other side of the property there is a study or home office and at the end of the hallway there is a utility room with a WC and space for appliances. The hallway also features 3 useful under-stairs storage cupboards. There is an impressive living room which features patio doors leading to the rear garden.

On the first floor there are 4 bedrooms, 3 of which have fitted wardrobes with the master bedroom featuring an en-suite alongside a well appointed family bathroom. Externally there is the timber built workshop at the front just beyond the parking area and gated side access to both sides of the property. The rear garden has been landscaped to create an attractive and low maintenance outdoor space which is a generous size and tiered with great views at the side. There is a useful interlocking log cabin which has been designed to take full advantage of the wonderful views.



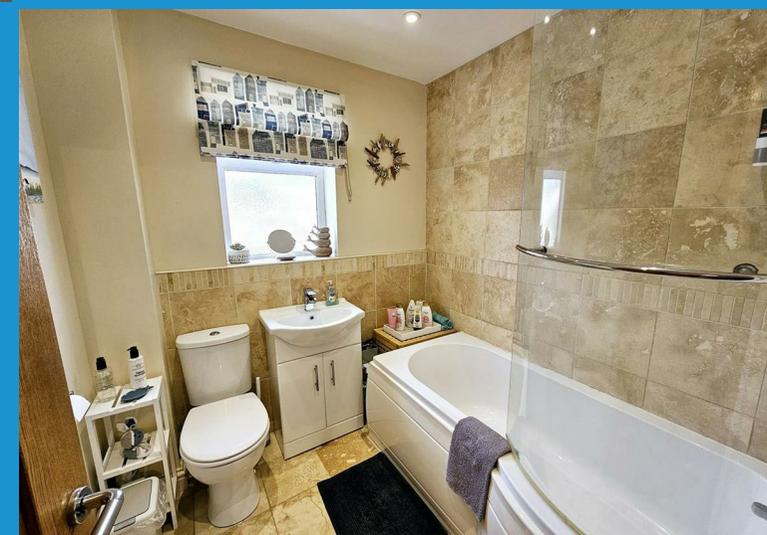
- 4 Bedrooms
- Detached Property
- Generous Off-Road Parking

- Open Plan Kitchen/Dining Room
- Timber Built Workshop
- Landscaped Low Maintenance Garden

- Full Fibre Broadband
- Great Views

Situation

Launceston is an ancient town steeped in History with the imposing Launceston Castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Launceston is centred one mile (1.6 km) West of the River Tamar, which constitutes almost the entire border between the Cornish peninsula 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 whilst providing great access to Plymouth and Exeter and beyond. 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.





Porch

Hallway

Kitchen/ Diner

23'11" x 10'7" narrowing to 9'8" (7.29m x 3.25m narrowing to 2.97m)

Side Porch

7'11" x 4'1" (2.43m x 1.25m)

Living Room

16'11" x 10'7" (5.16m x 3.25m)

Study/ Home Office

10'10" x 6'7" (3.31m x 2.02m)

Utility Room/ Cloakroom

6'5" x 5'4" (1.96m x 1.64m)

First Floor

Airing Cupboard

Bedroom 1

10'11" x 10'8" (3.34m x 3.26m)

En-suite

7'6" narrowing to 4'3" x 6'2" (2.29m narrowing to 1.30m x 1.89m)

Bedroom 2

10'5" x 8'8" (3.19m x 2.66m)

Bathroom

6'10" x 6'7" (2.09m x 2.02m)

Bedroom 3

10'2" max x 9'5" narrowing to 6'0" (3.10m max x 2.88m narrowing to 1.84m)

Bedroom 4

11'4" x 9'9" plus wardrobes (3.46m x 2.99m plus wardrobes)

Garage

15'8" x 9'8" (4.79m x 2.95m)

Garage/Workshop

21'7" max x 18'1" (6.58m max x 5.52m)

Services

Mains Electric, Water and Drainage

Air Source Heat Pump.

Council Tax Band D

Ground Floor



First Floor



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 86 | 89 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | EU Directive 2002/91/EC | |



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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.