

*** AVAILABLE WITH NO ONWARD CHAIN ***

Welcome to this stunning family home located on a newly established development close to Launceston. This modern house boasts 4 bedrooms and 2 bathrooms, providing ample space for a growing family. The property features 2 reception rooms, perfect for entertaining guests

You step into a hallway with a ground floor W/C and a staircase to the first floor. The sitting room is dual aspect with French door's out to the garden. The kitchen/breakfast is also dual aspect with a stunning upgraded kitchen including various built in appliances plus a large island. The kitchen opens out to the patio and garden. There is also a separate dining room which again is dual aspect but could also be a potential study.

On the first floor are 4 bedroom's and 2 bathrooms. The master bedroom is a great size overlooking the garden and benefits from an ensuite shower room and built in open fronted wardrobes. Bedrooms 2 and 3 are both front aspect with open fronted built in wardrobes. Finally bedroom 4 is a comfortable single that overlooks the garden. The family bathroom is fully tiled with a matching 3 piece suite.

The property is found at the end of a no through road. Down one side of the property is a single garage with a driveway in front which comfortably fits 2 cars/3 small cars. Additional parking has been created to the front of the property. Adjoining the sitting room and kitchen is a large composite outside sitting/dining area overlooking the garden. The rear garden is fully enclosed to all side and is level and majority laid to artificial grass for low maintenance gardening in mind.



- Immaculate detached family home
- 4 bedrooms and 2 bathrooms
- Upgraded kitchen with feature island

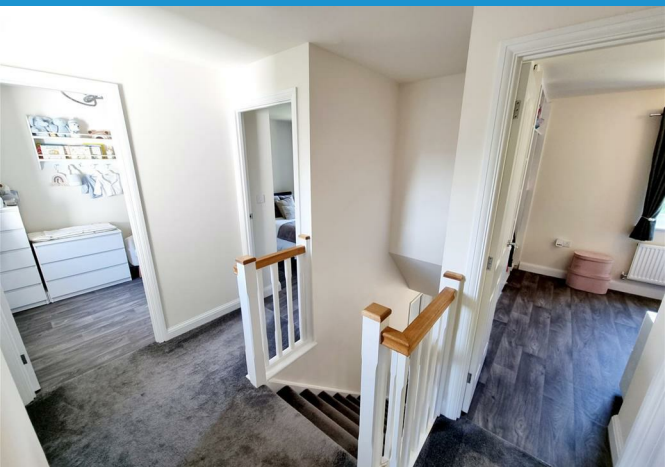
- 2 formal reception rooms
- Landscaped rear garden with patio area

- Located on a no through road
- Newly established development
- Opposite a open green area

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.





Entrance Hallway

Sitting Room
16'9" x 10'2" (5.13m x 3.10m)

Dining Room
10'9" x 9'9" max (3.30m x 2.98m max)

Kitchen / Breakfast Room
15'0" max x 14'11" (4.59m max x 4.57m)

W/C
5'5" x 2'10" (1.67m x 0.88m)

First Floor

Bedroom 1
13'5" x 10'2" (4.10m x 3.11m)
Excluding Wardrobes

En-suite
6'9" x 3'10" (2.06m x 1.17m)

Bedroom 2
12'9" x 8'7" (3.91m x 2.62m)
Excluding Wardrobes

Bedroom 3
10'4" x 9'0" (3.16m x 2.76m)
Excluding Wardrobes

Bedroom 4
7'1" x 7'5" (2.16m x 2.27m)

Bathroom
6'9" x 5'6" (2.06m x 1.69m)

Garage
20'11" x 10'9" (6.40m x 3.29m)

Services
Mains Electricity, Gas, Water and Drainage.
Council Tax Band E

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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	



Kestle Close | Launceston



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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.