



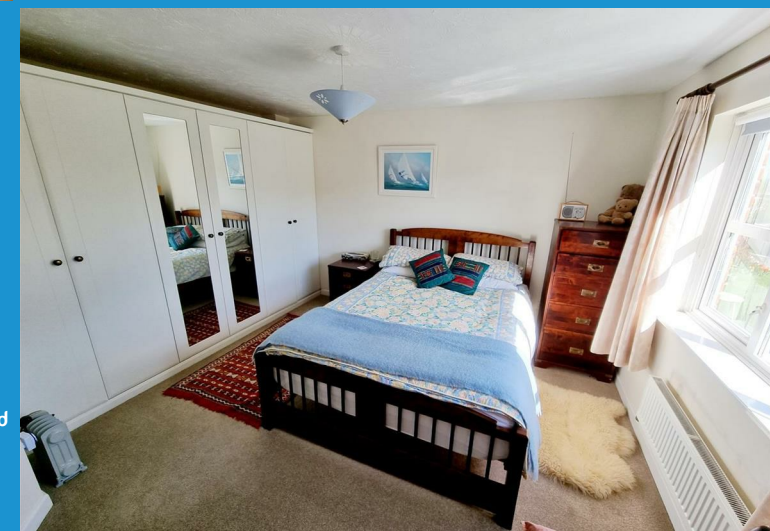
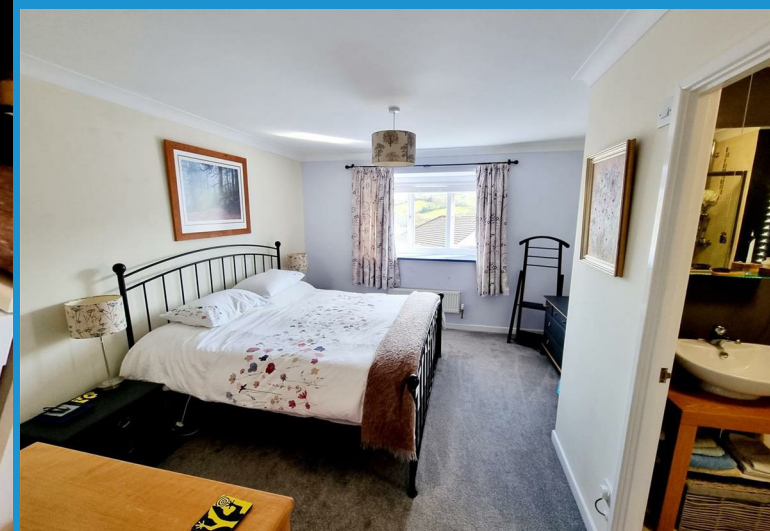


Enjoying a South facing aspect over the nearby Kensey Valley is this substantial reverse level 4 bedroom (2 ensuite) detached executive home. The property is presented to a very good standard throughout and has a lovingly maintained rear garden.

You enter into a hallway with a staircase to the first floor and a door to bedroom 2. This double bedroom is front aspect with a view over the garden. Adjoining the bedroom is an ensuite shower room and a bank of built in wardrobes. Opposite this bedroom is a door through to the extended integral double garage with an electric roller door. To the rear of the garage is access to a useful workshop/utility area offering additional storage.

The staircase leads to the first floor landing. The sitting room is accessed through a sliding opaque glazed pocket door. The sitting room is dual aspect with a high ceiling. Sliding patio doors access the balcony with a stunning South facing view towards Launceston town centre, the iconic castle and nearby fields. Overlooking the rear garden is the open plan kitchen/dining room. The kitchen area has a range of high gloss eye and base level units with a range of built in appliances. There is also ample room for a family size dining table in the dining area. From here a door way leads out into the double glazed garden room with a fantastic views over the rear garden. Also on the first floor are 3 of the 4 bedrooms. The master is front aspect with a fantastic view and the benefits of an ensuite shower room. Bedroom 3 is rear aspect and is another double bedroom. Finally bedroom 4 is a single bedroom with a great view currently used as a study.

Adjoining the garden room is a patio area ideal for outside dining. Our current vendors have carefully and considerably re landscaped the rear garden filling it with a range of specimen shrubs, plans and trees. The garden is over 2 tiers and offers space for a greenhouse. In front of the property is an area of lawn and driveway parking for 2 cars.



- Detached Reverse Level Home
- 4 Bedrooms (2 En-Suites)
- Generous Modern Kitchen/Dining Room
- South Facing Sitting Room with Views

- Double Glazed Garden Room Overlooking the Garden
- Well Presented Throughout
- Extended Double Garage with Additional Workshop Area

- Meticulously Landscaped Rear Garden
- Quiet Cul-de-Sac Location.
- South Facing Orientation with Views of Town and Country

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.

Directions

The postcode for the property is PL15 8QZ. What Three Words 'scoots.watchdogs.villager' will take you to the property. From the town centre, proceed along St Thomas Road and through the traffic lights at Newport. At the mini roundabout drive straight over and onto St Stephens Hill and proceed up the hill and turn left into St Cuthberts Close. Follow this road bearing right into Church Lea. Follow this road up the hill where the property will be seen ahead.



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Entrance Hallway
7'5" x 7'2" (2.27m x 2.20m)

Bedroom 2
12'7" x 11'5" (3.86m x 3.48m)
excluding wardrobes

En-Suite
6'9" x 6'4" (2.07m x 1.94m)

First Floor Landing

Sitting Room
17'0" x 12'2" (5.20m x 3.71m)

Kitchen/Diner
23'7" x 11'9" (7.20m x 3.60m)

Garden Room
9'9" x 6'9" (2.99m x 2.08m)

Bedroom 1
13'6" max x 12'4" (4.13m max x 3.77m)

En-Suite
7'4" x 6'9" (2.26m x 2.07m)

Bedroom 3
10'2" x 9'10" (3.11m x 3.02m)
excluding wardrobes

Bedroom 4
10'11" x 6'9" (3.33m x 2.06m)

W/C
6'4" x 4'5" (1.95m x 1.36m)

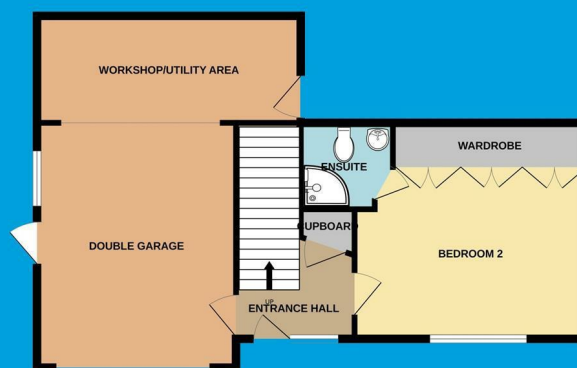
Double Garage
28'11" x 15'5" (8.82m x 4.72m)

Workshop/Utility Area

Services
Mains Electricity, Gas Water and Drainage.
Gas Central Heating.
Council tax band E.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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	

Ground Floor

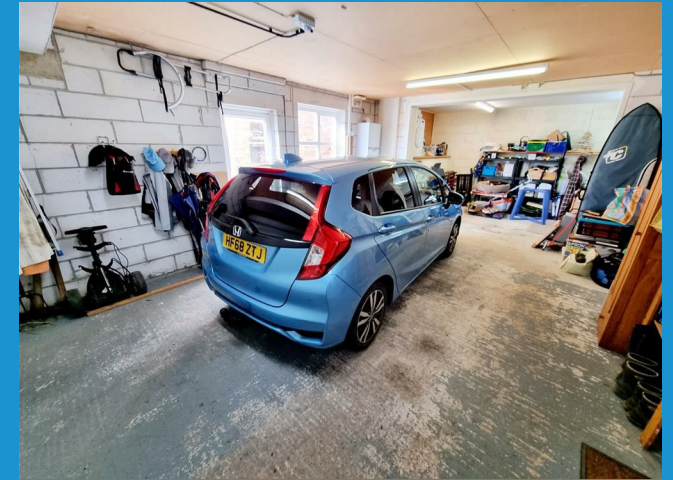


First Floor





11 Church Lea | 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.