



**Snowdrop Crescent**  
Launceston | Cornwall



Town • Country • Coast



Overlooking the Tamar Valley is this fantastic modern detached home which has been much improved by our vendors. The property boasts 4 bedrooms, 2 bathroom and a dual aspect sitting room. The kitchen/dining is fantastic with a refitted kitchen. To the rear of the property is a 2 tiered garden and to the side is a double garage and driveway parking.

You open the door into a hallway with a staircase to the first floor and a useful cloakroom. The dual aspect sitting room is a particularly generous size with painted wall paneling with a sliding door out to the patio. The open plan kitchen/dining room is front to rear and has been recently refitted with a range of white high gloss eye and base level units together with a host of integrated appliances plus an attractive quartz style solid worktop. A view of open countryside is also enjoyed from the kitchen area. Adjoining this room is a separate utility room with a door out to the garden.

The large landing area offers access to 4 bedroom's and 2 bathrooms. The master bedroom is rear aspect and has a range of built in wardrobes and a door into the en suite shower room. Bedrooms 2 and 3 are double rooms with one having the added benefits of built in wardrobes. Finally bedroom 4 is a large front aspect single bedroom or potential home office. The bedrooms share a family bathroom with a matching 3 piece suite including a shower over the bath.

Spanning the full width of the property is a paved patio enjoying an elevated view over a number of miles. Steps lead down to a private and sheltered garden predominantly laid to lawn with 2 seating areas and a flower border. To the side of the property is an adjoining double garage plus driveway parking for 2 vehicles.



### 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 9JA. From our office proceed along Hurdon Road, Turn right at the two mini-roundabouts passing the Tesco Superstore on the right hand side following the signs to Plymouth. At the next mini-roundabout take the first left into Snowdrop Crescent proceeding down and around to the right hand side. Continue along Snowdrop Crescent, where the property will be seen on your left hand side. - What 3 Words 'squashes.degree.raven'

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**Entrance Hallway**  
With Cupboard

**Kitchen / Dining Room**  
23'3" x 10'10" (7.10m x 3.31m )

**Utility Room**  
6'5" x 5'8" (1.96m x 1.73m )

**Living Room**  
23'3" max x 11'3" (7.11m max x 3.43m )

**WC**  
6'5" x 3'1" (1.96m x 0.96m )

**First Floor**  
With Airing Cupboard

**Bedroom 1**  
10'9" x 9'10" (3.28m x 3.02m )  
Plus Fitted Wardrobes

**En-suite**  
10'9" max x 3'4" (3.29m max x 1.04m )

**Bedroom 2**  
11'6" x 9'10" (3.51m x 3.02m )  
Plus Fitted Wardrobes

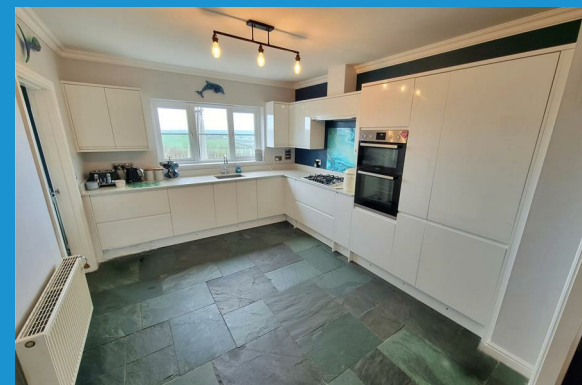
**Bedroom 3**  
10'11" x 10'5" (3.35m x 3.20m )

**Bedroom 4**  
10'9" x 7'4" (3.30m x 2.24m )

**Bathroom**  
7'8" x 6'3" (2.36m x 1.92m )

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

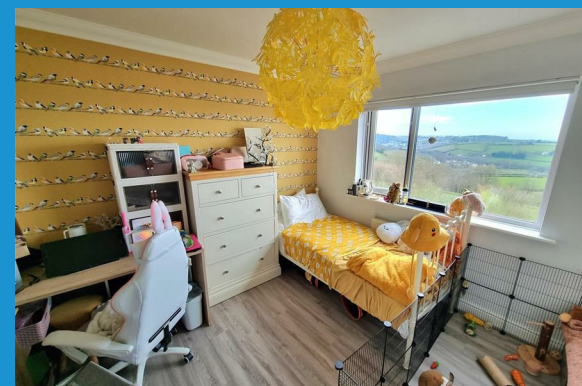
| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   |                            |           |
| (55-68) D                                   |                            |           |
| (39-54) E                                   | 75                         | 84        |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |



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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