





Tucked away at the end of a quiet cul-de-sac is this impeccably presented split level semi detached home. Offering 4 bedrooms and a superb wrap around kitchen/dining room extension that overlooks the enclosed garden. Ideally suited for a growing family or those who enjoy having space!

You step into a welcoming hallway with a door into the integral garage and boiler room to the rear. A further door opens into bedroom 3 which is a front aspect double room, with plenty of space for furniture. Off the hallway are two short flights of stairs one up to the first floor bedrooms and another down to the lower ground reception room. Spanning the full width of the property is a fantastic kitchen/dining room which overlooks the rear garden. The kitchen area is L shaped with a range of modern eye and base level units plus integrated appliances. There is a breakfast bar to one end. Beyond here is the dining area directly in front of the French doors giving access to the garden. A further internal doors take you through to the generous L shaped sitting room centered around the contemporary wood burner perfect for winter evenings. Also located on this floor is the useful WC.

On the first floor are 2 double bedrooms both enjoying an elevated view. The master bedroom has the added benefit of built in wardrobes. Bedroom 4 has a velux window and is currently set up as a home office. All the bedrooms share a side aspect family bathroom with matching 4 piece suite including a separate shower enclosure.

In front of the property is a tarmac driveway for 2 vehicles where you will see the single garage accessed via an electric roller door. A pathway takes you down the side of the property into the rear garden. The garden has a large patio area perfect for outside dining or somewhere to enjoy the sunny position. Beyond here is an enclosed area of lawn.



- Extended semi detached home
- 4 bedrooms
- Superb kitchen/dining room overlooking the garden
- Separate sitting room with multi fuel wood burner
- Elevated views to the rear
- Enclosed rear garden with lawn and large patio
- Driveway parking
- Quiet tucked away location

Situation

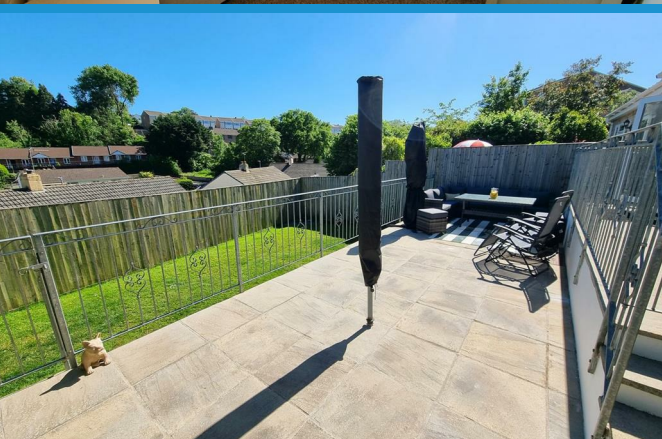
Launceston is an ancient town steeped in History with the imposing Launceston Castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Launceston is centred one mile (1.6 km) West of the River Tamar, which constitutes almost the entire border between the Cornish peninsula 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 to the property is PL15 7DY. From the town centre, drive out of town on Western Road and take a right hand turning leading down to Meadowside just by 'Nicholls Flats' and follow the road down and take the left hand turning into Meadowside. Follow the road up the hill and take the first right and follow this road. Turn right again signposted Highfield Park Road and bear right where the property will be seen on the right hand side.

WhatThreeWords: worldwide.taps.roses





Entrance Hallway

Bedroom 3
12'5" x 9'10" (3.81m x 3.00m)

Integral Garage
10'5" x 7'8" (3.20m x 2.34m)

Boiler Room
8'0" x 5'7" (2.46m x 1.72m)

Lower Ground Floor

Kitchen / Dining Room
22'11" x 21'9" (7.01m x 6.65m)

Living Room
19'6" x 16'6" (5.95m x 5.05m)

Inner Hallway
With Cupboard

WC

First Floor

Bedroom 1
11'10" x 11'3" (3.63m x 3.43m)




Bedroom 2
11'10" x 11'4" (3.63m x 3.46m)

Bedroom 4
9'10" x 7'1" (3.00m x 2.18m)

Bathroom

Services

Mains Electricity, Water, Gas and Drainage
Council Tax Band C

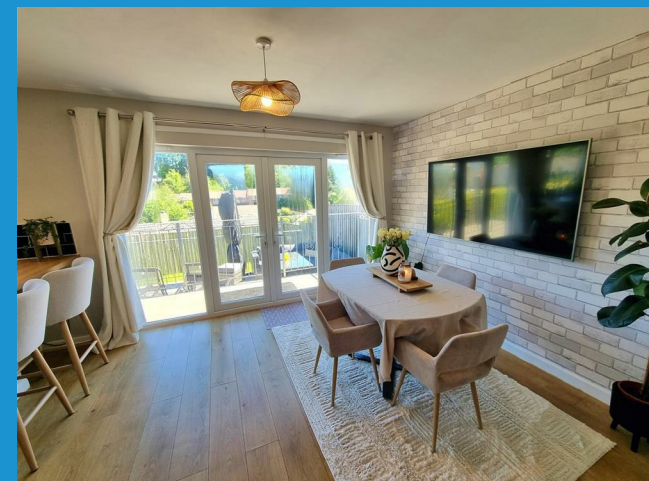
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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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.