Snowdrop Crescent

Launceston | Cornwall

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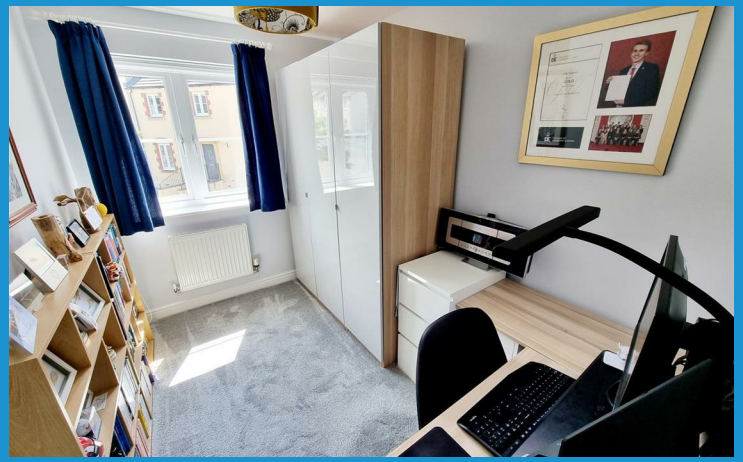
Price Guide £267,000

Located in the edge of a quiet development is this semi-detached modern home with 3 bedrooms (1 en-suite) with well presented accommodation throughout. The property further benefits from a garage and parking.

You enter the property into a welcoming hallway with ground floor W/C and useful understairs storage cupboard. Leading off the hallway is a separate dual aspect sitting room with plenty of space for furniture. Overlooking the rear garden is the open plan kitchen/dining room with a new kitchen. The dining area is dual aspect with sliding patio doors out to the decking which benefits from far reaching views of the countryside. To one side of the dining room is space for a larder unit. The kitchen area has a range of modern eye and base level units with integrated NEFF induction Hobb and oven plus and a door out to the decking. All the ground floor benefits from Amtico flooring.

On the first floor are 3 bedrooms and a family bathroom. The master bedroom has built in wardrobes and en-suite shower room. Bedroom 2 is another double bedroom offering space for freestanding furniture. Finally, bedroom 3 is a comfortable single. The family bathroom is well presented with a matching 3 piece suite together with a shower over the bath.

Adjoining the kitchen and dining room is a large decking area overlooking the garden. There is also a pedestrian door that provides access to the garage. Steps lead down to a further area of garden that is sheltered and enclosed with a well stocked flower border to one side. In front of the property is a single garage with power and lighting with a parking space in front.



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 peninsular 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 postal code for the property is PL15 9JA. What Three Words 'topples.diplomas.alas' will take you to the property. From our office, turn left onto 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 through Snowdrop Crescent, where the property will be located on your left.

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Entrance Hallway

Sitting Room
17'0" x 9'1" (5.20m x 2.77m)

Kitchen
8'11" x 8'0" (2.74m x 2.44m)

Dining Room
8'11" x 8'7" (2.74m x 2.62m)

WC
4'10" x 3'2" (1.48m x 0.97m)

First Floor Landing

Bedroom 1
11'5" x 9'2" (3.49m x 2.80m)
Excluding Wardrobes

En-Suite
9'2" x 3'2" (2.80m x 0.99m)

Bedroom 2
9'10" x 9'2" (3.00m x 2.81m)

Bedroom 3
9'10" x 6'10" (3.00m x 2.09m)

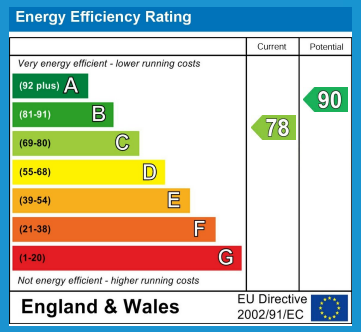
Bathroom
7'0" x 6'6" (2.15m x 2.00m)

Garage
17'0" x 9'4" (5.20m x 2.86m)

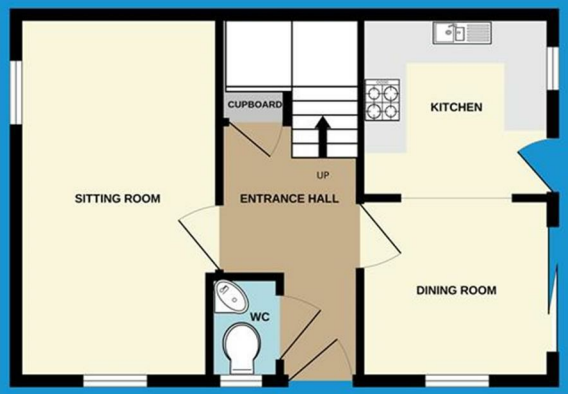
Services
Mains Gas, Electricity, Water & Drainage.
Gas Central Heating.
Council Tax Band C.
Hive and Nest Installed In The Property

Agents note
The larder unit and island unit is not included within the sale but might be available by separate negotiation.

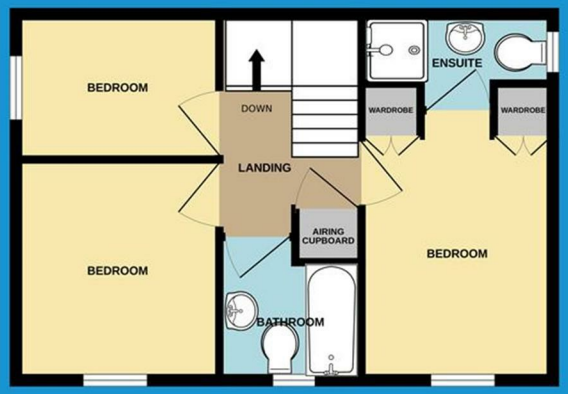
Agent Note
The field to the rear of the property is subject to a pending planning application. For further information please visit the Cornwall Council's planning portal using reference number E1/2003/0169.



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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