

Chough Close | Launceston



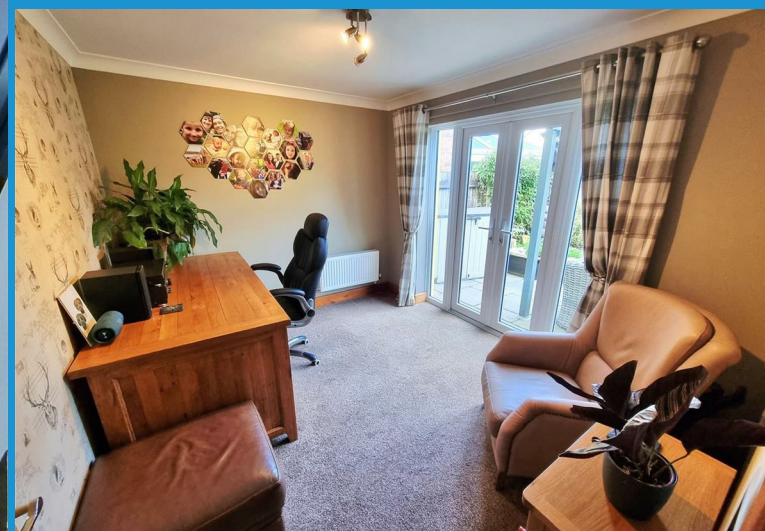


Tucked away in a quiet cul de sac within a highly sought after development is this refurbished detached home. Originally built in 2003 this home was the only property of this design on the whole development and offers lots of flexibility. Over the years our vendors have refurbished and extended the property creating a fantastic home.

From the covered porch you step into a hallway with a staircase to the first floor and a ground floor WC. The sitting room is front aspect and features a box bay window along side a multi fuel wood burner ready for cozy winter evenings. Also front aspect is the useful snug which is currently used as a media room. Overlooking the rear garden is a home office/dining room with French doors. The kitchen has been recently reconfigured and extended and has a range of modern eye and base level units and ample worktop preparation space. There is a sizable dining conservatory with a self cleaning glass roof. Alternatively this space is a perfect room to enjoy the view over the rear garden. Adjoining the kitchen is a most useful utility room with door out to the garden.

On the first floor there are 4 bedrooms and a family bathroom. The master bedroom is front aspect and has a range of built in floor to ceiling mirror fronted wardrobes complete with lights. A door opens into the re fitted en suite shower room. Bedrooms 2 are 3 are double bedrooms ideal for guests and children. Finally bedroom 4 overlooks the rear garden and is a good size single. The family bathroom has also been refitted with a modern suite and include a shower over the bath.

In front of the property is driveway parking for 2 vehicles. The rear garden is fully enclosed to all sides and is full of colour and interest. The is a well stocked flower boarder, lawn and a sunny outside seating area. At the bottom of the garden is a useful container currently used as a workshop.



- Well presented detached family home
- 4 bedrooms and 2 bathrooms
- Flexible accommodation offering several reception rooms

- Superbly refitted bath and bathrooms
- Conservatory extension overlooking the garden

- Cul de sac location close to the green
- Enclosed rear garden
- Driveway parking for 2 vehicles

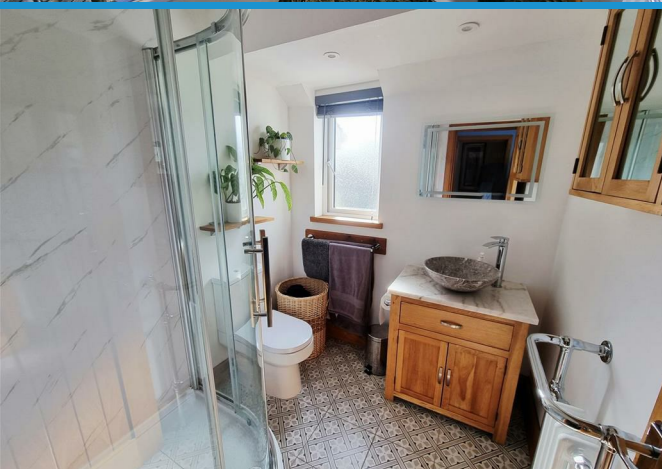
Situation

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 to the property is PL15 9JZ. From Launceston town centre proceed along Southgate Street, leading onto Exeter Street. Turn right at onto Tavistock Road and follow the road, passing Tesco on your right hand side and cross over the A30 dual carriageway. At the roundabout, take the first turning and within a short distance you will reach a mini-roundabout. Turn left into Robin Drive where the turning for Chough Close can be found on the right hand side.





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Entrance Hallway

WC

6'4" x 2'4" (1.95m x 0.72m)

Snug

9'6" x 8'3" (2.92m x 2.52m)

Living Room

14'9" x 11'1" (4.50m x 3.40m)

Dining Room

11'2" x 9'1" (3.42m x 2.77m)

Kitchen

16'9" x 8'10" (5.13m x 2.70m)

Utility Room

6'2" x 5'9" (1.90m x 1.77m)

Conservatory

13'10" x 8'10" (4.23m x 2.71m)

First Floor

Bedroom 1

14'9" x 12'0" (4.50m x 3.67m)
4.50m narrowing to 3.41m

En-Suite

6'9" x 6'4" (2.07m x 1.94m)

Bedroom 2

11'2" x 9'11" (3.42m x 3.03m)

Bedroom 3

12'10" x 8'11" (3.93m x 2.74m)
3.93m narrowing to 3.25m

Bedroom 4

9'0" x 8'7" max (2.76m x 2.63m max)

Bathroom

6'10" x 6'0" (2.09m x 1.85m)

Services

Mains Electricity, Gas, Water and Drainage.

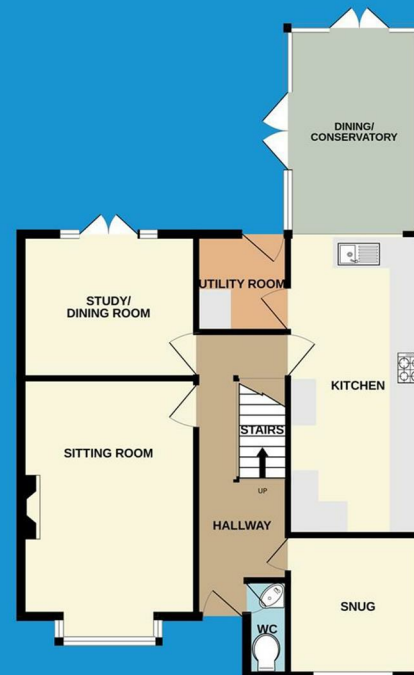
Council Tax Band D

Agents Note

The property own the solar panels.
4 KW PV System - Fit Payment via British Gas.

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	66	77
	EU Directive 2002/91/EC	

Ground Floor



First Floor





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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.