



Highfield Park Road  
Launceston | Cornwall



Town • Country • Coast



A spacious and well presented 4 bedroom semi-detached property situated in a popular residential area with driveway parking, integral garage and an enclosed garden at the rear. The accommodation includes an en-suite master bedroom with a walk-in dressing room, spacious living room with sliding doors to the garden and an open-plan kitchen and dining room with impressive modern fitted kitchen.

At the front of the property there is off-road parking for 2 vehicles and access to the garage with gated side access. There is an entrance porch with space for coats and shoes and a door leads into the hallway. On your left hand side is the main bedroom which is a generous double room with an en-suite shower and a walk-in dressing room. There is a door to an integral garage and there is a useful home office/study and a cloakroom with a WC on the ground floor.

On the first floor there is the living room alongside the kitchen and breakfast room. These rooms interlink and are partially open-plan with doors from the living room to the rear garden. On the second floor there are 3 generous double bedrooms, all of which have fitted cupboards/wardrobes plus a spacious family bathroom with a bath and shower cubicle and a high level window which frames a lovely view of Launceston Castle.

The rear garden is a generous size with astro grass and a fenced border, providing a spacious and low-maintenance space. There is side access where there is a useful storage area.



### 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 7DX. 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 continue ahead and the property will be seen on the left hand side. WhatThreeWords: cornering.havens.slowly

[www.viewproperty.org.uk](http://www.viewproperty.org.uk)

[sales@viewproperty.org.uk](mailto:sales@viewproperty.org.uk)



Town • Country • Coast

**Porch**  
5'1" x 3'9" (1.57m x 1.16m )

**Hallway**

**Integral Garage**  
16'7" x 7'11" (5.07m x 2.43m )

**Bedroom 1**  
11'8" x 11'6" (3.58m x 3.51m )

**En-Suite**  
6'1" x 5'10" (1.86m x 1.78m )

**Dressing Room**  
6'1" x 3'8" (1.86m x 1.12m)

**Study**  
7'10" x 5'10" (2.40m x 1.80m )

**Cloakroom**  
5'7" x 2'10" (1.72m x 0.87m )

**First Floor**

**Living Room**  
14'5" x 13'8" (4.40m x 4.19m )  
4.19m narrows to 2.89m

**Kitchen / Breakfast Room**  
11'10" x 9'9" (3.63m x 2.99m )

**Second Floor**

**Bedroom 2**  
10'0" x 7'8" (3.05m x 2.34m )

**Bedroom 3**  
11'5" max x 9'8" (3.48m max x 2.97m )

**Bedroom 4**  
11'2" x 9'3" (3.42m x 2.84m )

**Bathroom**  
8'1" x 8'0" (2.48m x 2.44m )

**Services**  
Mains Electricity, Gas, Water and Drainage.  
Council Tax Band C  
New boiler installed in 2025.

## Ground Floor



## First Floor



## Second Floor



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 58                      | 71        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

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.

01566 706706 | sales@viewproperty.org.uk



www.viewproperty.org.uk



Town • Country • Coast