



**3 Chapel Drive,
Launceston, Cornwall, PL15 7FR**

Guide Price £550,000 Freehold





An impeccably presented executive-style home in a sought after residential location with views to Launceston Castle

- 4 Double Bedrooms (1 En Suite)
- Stunning Kitchen/Dining Room
 - 2 Reception Rooms
 - Level Rear Garden
 - Integral Garage
- Extensive Off Road Parking
- NHBC Remaining Until March 2030
 - EPC B & Council Tax E

SITUATION The property lies in a select development of 5 executive properties on a jointly owned private no-through road, half a mile from Launceston town centre.

Launceston has a variety of shops, supermarkets, doctors, dentists and veterinary surgeries, together with educational facilities, fully equipped leisure centre, numerous sporting clubs and 2 testing 18-hole golf courses nearby.

The A30 is half a mile from the property and links the Cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and an international airport.

DESCRIPTION The property was built in 2020 by a highly-regarded local developer of timber frame and brick construction under a slate tiled roof. With a high degree of insulation incorporated into the

design, the property obtained an excellent energy efficiency rating of B (86).

The property is presented in excellent decorative order throughout and the following spacious accommodation is illustrated on the floorplan and briefly comprises: covered entrance porch and a part-glazed front door into spacious hallway with stairs rising to first floor, cloaks cupboard and understairs storage cupboard. Attractive double aspect lounge with sliding doors to the rear garden. Office with views to the rear garden.

The stunning kitchen/dining room comprising a range of base and wall units with integrated double oven, microwave, fridge/freezer, extensive work tops and an island unit with stool recess. Rear vestibule with door to utility room with worktops and cupboards, plumbing and appliance space for washing machine and tumble dryer. Door into fully tiled wet room with low flush WC and wash hand



basin. Door gives access to the integral garage.

The first floor offers a spacious landing with cupboard and doors to the 4 large double bedrooms. Bedroom 1 has fitted wardrobes and an en suite shower room with low flush WC and corner shower cubicle. Bedroom 2 and 3 also have fitted wardrobes. The family bathroom comprises a suite of a bath, large shower cubicle, WC and wash hand basin.

OUTSIDE To the front is an extensive brick paved driveway providing off road parking for several vehicles. There is an integral garage with electric up and over door, power and light connected.

To the rear is a large level lawn with well-defined fence and hedge boundaries, raised flower beds and

attractive views to Launceston Castle and the town. There is an extensive patio area, providing excellent opportunity for al fresco dining. Greenhouse.

SERVICES All main services connected. Mains gas central heating with underfloor heating throughout the ground floor. Double glazed throughout. Council Tax Band E. Full EPC document available on request. Broadband: FTTP. Mobile phone coverage: please visit the Ofcom website. Please note the agents have not inspected or tested these services.

AGENT'S NOTE The owner of each of the 5 properties pays £25 per month to a Residents' management company.

We understand from the vendor that the NHBC warranty is valid until March 2030

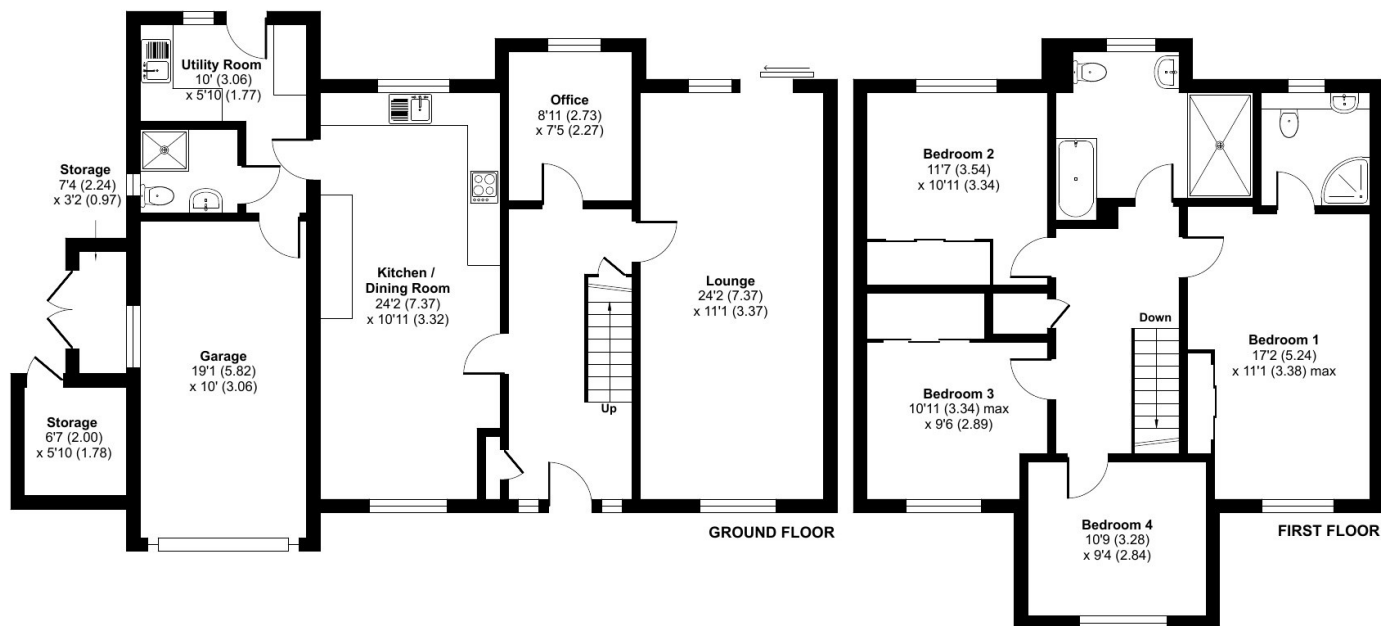
VIEWINGS Strictly by prior appointment with the vendors' appointed Agents, DJR Estate Agents and Auctioneers.

DIRECTIONS From Launceston Castle proceed along Western Road towards Pennygillam/A30. Take the first right hand turning into Western Terrace, continuing down the hill. At the bottom follow the road as it sweeps right and take the first right-hand turning into Chapel Park. Follow this road for approximately 200 yards, turning right into Chapel Drive. The property is the 3rd house on the right, identified by the For Sale board.

What3Words: ///tractor.vowed.held



Approximate Area = 1722 sq ft / 159.9 sq m
Garage = 192 sq ft / 17.8 sq m
Outbuildings = 61 sq ft / 5.6 sq m
Total = 1975 sq ft / 183.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1283998



For more information or to arrange a viewing, please contact us:

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