



**88 Chestnut Drive,  
Launceston, Cornwall, PL15 9GP**

Guide Price £345,000 Freehold







## A spacious family house in a quietly located residential area on the edge of Launceston

- Edge of Town Location
- 4 Bedrooms (1 En Suite)
  - Kitchen/Dining Room
  - Lounge
- Level Enclosed Gardens
  - Integral Garage
- NHBC Remaining Until 2031
  - EPC B & Council Tax D

**SITUATION** Located on the fringe of the market town of Launceston, a mile from the town centre. Launceston has doctors, dentist and a veterinary surgery, together with educational facilities, educational facilities, fully equipped leisure centre, numerous sporting clubs and 2 testing 18-hole golf courses nearby.

The A30 is easily accessible nearby and links the Cathedral cities of Exeter and Truro. The city port of Plymouth is 18 miles to the south with deep water marina and regular ferry crossings to northern France and Spain.

**DESCRIPTION** Built in 2021 by Wainhomes of block construction beneath an interlocking tile roof. The rear garden has been landscaped and the property is presented in good decorative order throughout.



The accommodation is illustrated on the floorplan and briefly comprises: front door into entrance hall with stairs rising to first floor and spacious understairs storage cupboard. Cloakroom with low flush WC and vanity wash hand basin. Door into double aspect lounge with bay window to the front aspect.

The kitchen/dining room has a range of base and wall units with square-edged laminated work surfaces over, inset stainless steel sink unit with mixer taps and view over the rear garden, inset 4-ring mains gas hob with electric oven under and stainless steel extractor canopy over, integral dishwasher, washing machine and fridge/freezer. Spacious dining area with French doors opening to the extensive paved patio terrace, ideal for alfresco dining.



A door opens to the utility room with matching storage cupboards, plumbing and appliance space for tumble dryer, wall-mounted mains gas-fired boiler and part glazed door to the side.

To the first floor there is a remarkably spacious landing with loft access and doors to all rooms. The main bedroom has a window to the front aspect and an en suite shower room with walk-in shower cubicle, low flush WC, wash hand basin and heated towel rail. 3 further bedrooms (1 with built in cupboard) and a family bathroom comprising a suite of panel enclosed bath with mixer taps, low flush WC, wash hand basin, walk-in shower cubicle and heated towel rail.

**OUTSIDE** To the front is driveway parking for at

least 2 vehicles leading to the integral garage which has a metal up and over door, power and light connected and a courtesy door to the garden. EV charging point.

A path to the side of the property leads to the rear garden which has been successfully landscaped, laid mainly to lawn with well-defined fence boundaries and an attractive, extensive split-level patio with raised sleeper beds. Outside tap.

**SERVICES** All mains services connected. Mains gas fired central heating. Council Tax Band D. EPC document available on request. Broadband: FTTP. Mobile phone coverage: please visit Ofcom website. Please note the agents have not inspected or tested these services.

**AGENT'S NOTE** There is a yearly charge to First Port Property Services of currently £180 for maintenance of the communal areas.

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

### **DIRECTIONS**

Sat Nav: PL15 9GP

What3Words: ///improving.perfectly.costs



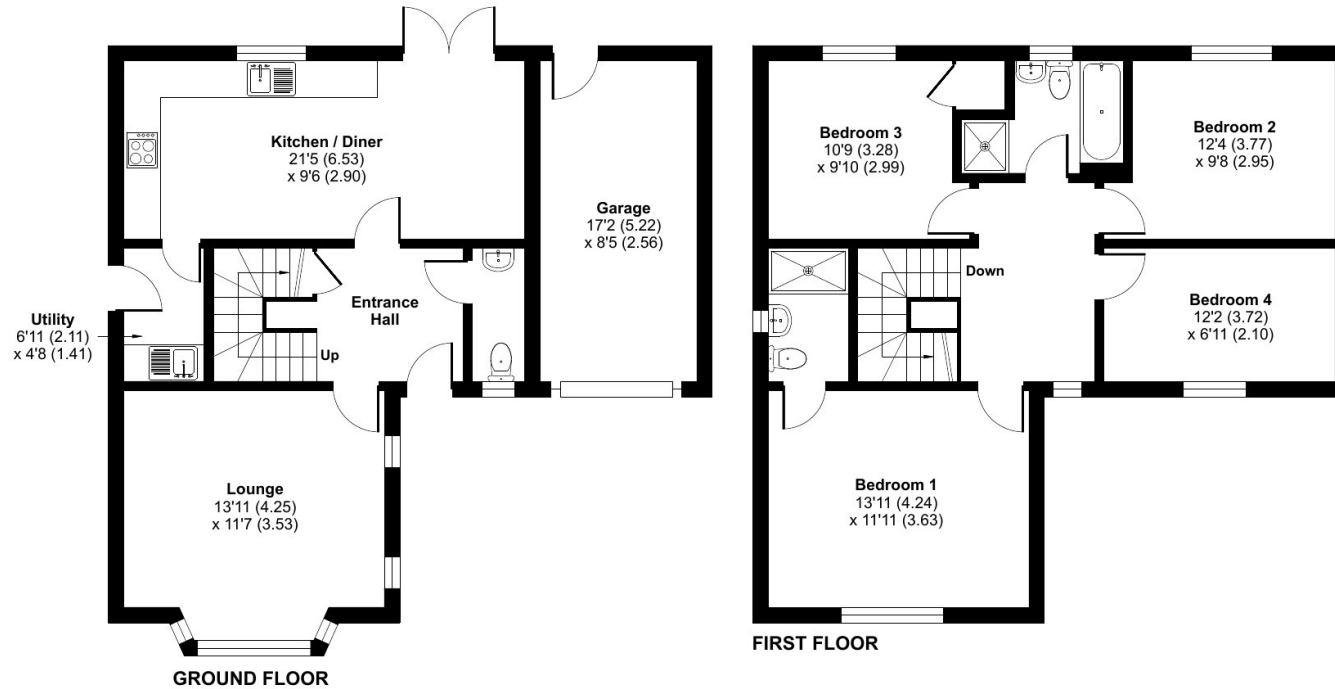


Approximate Area = 1235 sq ft / 114.7 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1379 sq ft / 128 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). © nñcheom 2025. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1284670



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

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