



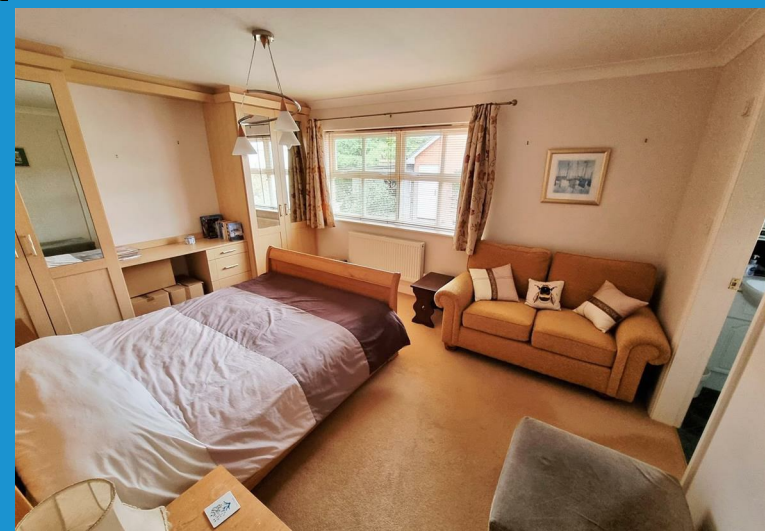


Tucked away within a sought after modern development is this extended detached home enjoying stunning views. The generous accommodation includes 5 bedrooms and 4 bathrooms. On the ground floor is a fabulous dual aspect kitchen/dining/family room. Outside there is an enclosed South Facing garden plus a double garage and driveway parking.

From a covered porch you step into a large hallway with stairs to the first floor, cloakroom and separate study. Overlooking the rear garden is an extended dual aspect kitchen/dining/family room. The kitchen area offers a range of modern eye and base level units with a range of integrated appliances. Beyond here is a dining and a family space with access to the garden via French doors. Adjoining this generous space is the separate utility room. Off the hallway is a rear aspect sitting room with French doors out to the garden and decking. Furthermore there are French doors giving access to the separate formal dining area that is front aspect.

On the first floor are 5 bedrooms and 4 bathrooms. The master suite is a fantastic space which is dual aspect with views through a Juliet balcony towards the iconic Norman Castle plus a separate view towards nearby open countryside. There are built in wardrobes plus a door through to the en-suite shower room with a matching suite including a shower and bath. The guest bedroom is a front aspect double with an en-suite shower room. There is a further en-suite bedroom which enjoys a view over the garden. Bedrooms 4 & 5 both share the family bathroom.

The property is approached over a shared driveway and terminates in front of the double garage. The gardens wraps around the property to 3 sides. The main part of the garden is to the rear and is laid to lawn with mature hedges. Adjoining the rear of the property is elevated decking which is South facing and a perfect place to sit and enjoy the world go by!



- Detached extended home enjoying fantastic views

- 5 Bedrooms and 4 bathrooms

- Generous accommodation with a great kitchen/dining/family room

- Enclosed landscaped garden

- Detached double garage with driveway parking

- Flexible accommodation including 3 reception room and study

- Quiet tucked away position

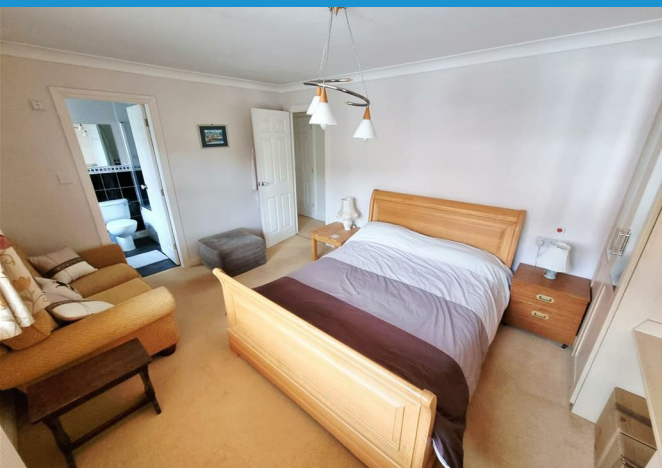
- highly sought after development

### 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 8XQ. From the town centre, proceed along St Thomas Road and through the traffic lights at Newport. At the mini roundabout drive straight over and onto St Stephens Hill and proceed up the hill and turn left into Mayne Close. Follow the road into the development and the entrance to the property will be seen on your right hand side. What Three Words: occur.intruders.height



## Entrance Hallway

### WC

### Kitchen Area

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

### Dining Room / Family Room

16'4" x 11'9" (5.00m x 3.60m)

### Utility Room

11'9" x 5'2" (3.60m x 1.60m)

### Sitting Room

20'11" x 11'9" (6.40m x 3.60m)

### Dining Room

11'9" x 11'1" (3.60m x 3.40m)

### Study

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

## First Floor

### Bedroom 1

15'8" x 11'9" (4.80m x 3.60m)

Includes Fitted Wardrobes

### En-Suite

11'9" x 5'10" (3.60m x 1.80m)

### Bedroom 2

14'5" x 11'1" (4.40m x 3.40m)

Includes Fitted Wardrobes

### En-suite

### Bedroom 3

14'1" x 8'10" (4.30m x 2.70m)

Includes Fitted Wardrobes

### Bedroom 4

11'1" x 8'10" (3.40m x 2.70m)

## En-suite Shower Room

### Bedroom 5

11'9" x 7'6" (3.60m x 2.30m)

## Bathroom

### Double Garage

17'8" x 17'8" (5.40m x 5.40m)

## Services


Mains Electricity, Gas, Water and Drainage.

Council Tax Band E

## Agent Note

The Oak tree behind the garage is subject to a Tree Preservation Order.

## Energy Efficiency Rating

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

## Ground Floor



## First Floor



Town • Country • Coast



# 7 Mayne Close | Launceston



Town • Country • Coast

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