



Callington

PL17 7PJ



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Guide Price £340,000

Situation: Callington is a small town with a thriving community and is situated in the heart of South East Cornwall. It has Infant & Junior Schools, along with a Community College a selection of shops, Post office, Cafes, Churches, Bus services, Town Hall & a number of recreational clubs and pursuits.

- Greatly improved Detached Modern House
- 2 Receptions, modern Kitchen & Utility
- 4 Bedrooms
- Recently replaced Master En suite, Cloakroom and Family Bathroom
- Garage and Parking for 2 vehicles
- Easy to maintain Gardens



Entrance door opens into a Porch, ideal for shoes and cloaks storage. An internal door opens to the Hallway, where stairs rise to the first floor. There is feature panelling to one wall, access through to the ground floor accommodation & internal access to the garage. The Cloakroom, which has been newly replaced has a low level WC, wash hand basin, frosted window to the side & a heated towel rail. The Lounge, which is a nice sized reception room has ample room for reception furniture. The main feature of the room is the modern cast iron wood burning stove, set on a slate hearth. There is a bay window facing to the front & an arch way gives access to the Dining room. Fitted display unit & French doors giving access out into the rear garden. The replacement Kitchen comprises of modern high gloss & contrasting coloured wall & base units, drawer space, square edged work surfaces with matching splash backs. Built in dishwasher, 4 ring induction hob with a canopy above incorporating the extractor finished in stainless steel. Eye level double oven/grill, pull out waste disposal unit & glass fronted units. The Utility room then follows with matching base units to the kitchen, work top surfaces, plumbing & space for a washing machine & space for a tumble dryer. Window to the side & door gives access to the rear garden.

On the first floor the Landing gives access to the Bedrooms & Bathroom. There is loft access with a ladder & a storage cupboard. There are 4 DOUBLE Bedrooms. Bedroom One is a light and airy room & faces to the front. The en suite comprises of Low level WC, vanity unit & shower cubicle housing the shower, tiling to the floor & part tiling to the walls, window to the side. Bedroom 2 faces to the rear overlooking the garden. Bedroom 3 faces to the front & has a dividing section which is arranged as a dressing area complete with open fronted bedroom furniture.



Bedroom 4 faces to the rear again overlooking the rear garden & beyond. The impressive family Bathroom which is newly refurbished comprises of a double ended bath with central taps, vanity unit, large shower cubicle housing the two waterfall shower heads & low level WC. There is tiling to the floor & part tiling to the walls, shaver point & window facing the rear.

OUTSIDE

To the front there is a paved driveway suitable for 2 vehicles. There is a small flower section with a tree & side access to the rear. The rear garden has a paved drying section edged with pebble There are attractive stone walled flower and shrub beds the width of the garden. Slate chipped patio area ideal for outside dining and entertaining which can also be accessed via the Dining room. The garden is private & enclosed with fencing & walling.

Services: Mains Electric, Gas, Water & Drainage

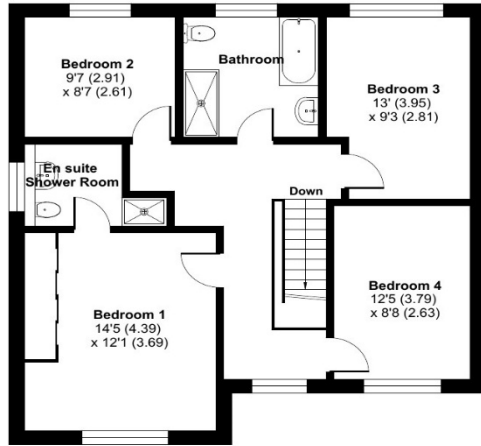
Council Tax: Tax Band is D



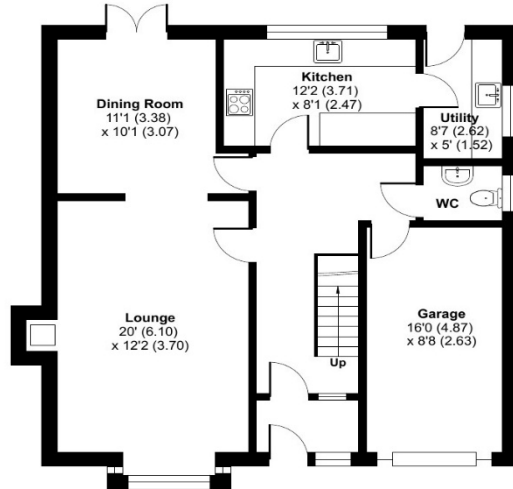
Fowey Crescent, Callington, PL17

Approximate Area = 1627 sq ft / 151.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Dawson Nott Ltd. REF:1448953

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. 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. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

