



Bluebell Way  
Launceston | Cornwall



Town • Country • Coast





A stylish 4 bedroom detached house situated in a popular residential area and featuring off road parking and a garage alongside a generous enclosed lawned garden at the rear.

You enter the property into an entrance hallway with a useful cloakroom and under stairs store cupboard. The living room is a very impressive size and features a box bay window at the front and also has a fireplace. Double doors from the living room lead into a good size dining area with french doors out to the garden. The kitchen is well planned and offers a range of eye and base level unit. From the kitchen is a doorway into the integral garage and utility beyond.

On the first floor are 4 bedrooms. The master bedroom is front aspect and offers ample space for free standing furniture as well as an en-suite shower room. The fourth bedroom is also front aspect and enjoys plenty of natural lights from the south facing elevation. The family bathroom is a matching three piece suite as well as shower over the bath. Bedrooms 2 and 3 are rear aspect and enjoy views over the garden and offer ample space for bedroom furniture.

The rear garden is fully enclosed to all sides and is mainly laid to lawn with a patio area just off the dining room via french doors ideal for children and pets. This space is fantastic for a BBQ on a summer evening. To the front of the property is a driveway offering space for up to three cars.

This attractive family home is situated close to the green and walking distance to Tesco, College and country lanes.





### Situation

Launceston is an ancient town steeped in History with the imposing Castle overlooking the town and surrounding area. Referred to as "the gateway to Cornwall" Launceston is centred one mile west of the River Tamar, which constitutes almost the entire border between Cornwall 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 alongside Plymouth and Exeter. 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 postal code for the property is PL15 9JU. From our office exit Launceston along Tavistock Road passing Tesco. At the roundabout take the first left. At the mini roundabout turn into Snowdrop Crescent and immediately right into Bluebell Way where the property can be found on the left hand side.

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## Entrance Hallway

## WC

6'7" x 3'1" (2.03m x 0.94m)

## Living Room

18'11" x 11'8" (5.79m x 3.58m)

## Kitchen

## Dining Room

11'4" x 8'9" (3.38m x 2.69m)

## Utility Room

## First Floor

## Bedroom 1

11'8" x 10'5" (3.56m x 3.18m)

## Bedroom 2

12'5" x 9'4" (3.81m x 2.87m)

## Bedroom 3

11'3" x 6'11" (3.43m x 2.11m)

## Bedroom 4

9'4" x 6'9" (2.87m x 2.08m)

## Garage

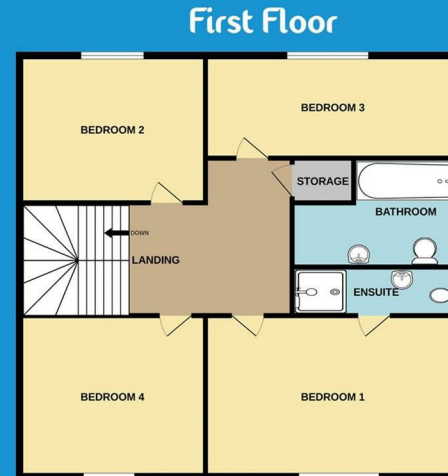
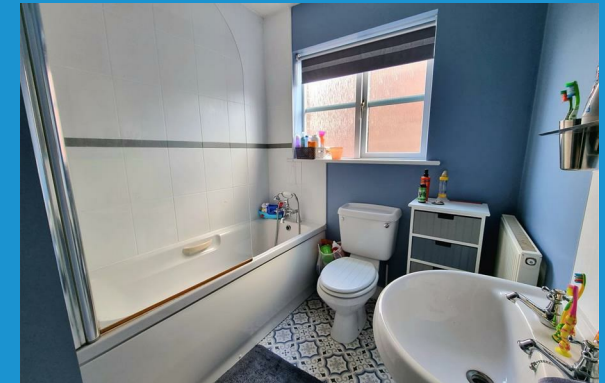
17'3" x 8'11" (5.28m x 2.74m)

## Services

Mains Electricity, Gas, Water and  
Drainage.  
Council Tax Band D

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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