

Snowdrop Crescent

Launceston | Cornwall

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Guide Price £280,000







This immaculately presented 3 bedroom (1 en-suite) detached house overlooks a beautifully presented rear garden with superb views. The property has been vastly improved to include a modern kitchen, complete re-decoration throughout, updated bathroom and modern gas boiler, to name a few.

You enter the home into a hallway with a ground floor W/C and a staircase to the first floor. The sitting room is front and rear aspect with a new patio door giving access out to the private patio. The kitchen is open plan to the dining area and a range of modern high gloss eye and base level units together with various integrated appliances. A rear door opens out to the garden. The dining area is front aspect and has a range of high gloss base level units leaving space for a dining table.

On the first floor are 3 bedrooms and a family bathroom. The master bedroom is front aspect and boasts a range of built in wardrobes. A door opens into the en-suite shower room. Bedroom 2 is another front aspect double bedroom ideal as a guest room. Bedroom 3 is a rear aspect single bedroom enjoying far reaching views over the garden towards open countryside. Finally the family bathroom has also been updated and has a modern 3 piece suite with contemporary tiled walls.

Adjoining the property is a single garage with an electric up and over door with an off road parking space in front. Leading off the kitchen and sitting room is a generous patio ideal for outside dining. Sleeper steps meander down the garden passing a lawn and well stocked flower borders full of colour and interest. At the bottom of the garden is a private seating area with a small shed. This garden is gently sloping and is fully enclosed to all sides, ideal for pets.







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 for the property is PL15 9JA. What Three Words 'sparkle.sensitive.launch' will take you to the property. From our office proceed along Hurdon Road, Turn right at the two mini-roundabouts passing the Tesco Superstore on the right hand side following the signs to Plymouth. At the next mini-roundabout take the first left into Snowdrop Crescent proceeding down and around to the right hand side. Continue through Snowdrop Crescent, where the property will be seen on your left hand side opposite Buttercup Meadows.

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Entrance Hallway

Living Room
17'3" x 8'7" (5.26m x 2.63m)

Dining Room
9'5" x 8'7" (2.88m x 2.63m)

W/C
4'10" x 3'0" (1.48m x 0.92m)

First Floor Landing

Bedroom 1
11'3" x 9'8" (3.43m x 2.95m)

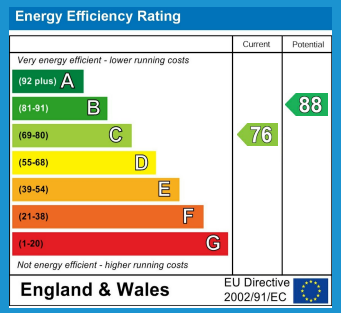
En-suite
9'7" x 3'2" (2.94m x 0.99m)

Bedroom 2
10'0" x 8'8" (3.06m x 2.66m)

Bedroom 3
9'2" x 6'9" (2.81m x 2.07m)

Garage
17'3" x 9'3" (5.26m x 2.82m)

Services
Mains Electricity, Gas, Water and Drainage
Gas Central Heating
Council Tax Band C











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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