





A stylish and innovatively designed three/four bedroom semi-detached house in a tucked away location offering great access to the town and amenities. This well presented modern house features an enclosed lawned garden at the rear, driveway parking and a garage.

The innovative modern design includes feature corner windows in the living room and main bedroom plus double height windows in the entrance hallway with a mezzanine balcony. This creates an impressive entrance and first impression of the property into the light and airy hallway where there is a useful storage cupboard and a cloakroom with a WC. A door leads into a front room which could be a fourth bedroom or alternatively as a home office/study.

The hallway leads down to an impressive open-plan kitchen and dining room, which is a fantastic space featuring a stylish modern kitchen with a range of wall and base units with a breakfast bar and integrated appliances. The dining area offers a great space for a table and chairs, this room overlooks the living room below creating a gallery effect. Steps lead down to the living room which has an impressive full height corner window and doors which open onto the decking at the rear. At the side of the property there is a useful utility room with a back door to the garden and a door through to the integral garage, which has an electric door.

On the first floor there are three bedrooms, the main bedroom is situated at the rear and features another corner window which lets in lots of light and offers far reaching rooftop views. There is a dressing area with fitted wardrobes alongside an en-suite shower room. The second bedroom is a generous double with dual aspect velux windows and has a 'jack and jill' en-suite, also accessed via the hallway. Bedroom 3 is a good size and has an en-suite shower room. The rear garden is laid to lawn with a wooden shed, raised deck and storage beneath.



- Beautifully Presented
- Three/Four Bedrooms
- Gated Close

- Garage & Parking
- Enclosed Rear Garden
- Three En-suite Bathrooms

Situation

Lauunceston is an ancient town steeped in History with the imposing Lauunceston castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Lauunceston is centred one mile (1.6 km) west of the River Tamar, which constitutes almost the entire border between the Cornish peninsular and Devon, the A30 is ideally located on the fringe of Lauunceston 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 postal code for the property is PL15 9EE. From the town centre, proceed out of town via Westgate Street and take the first left hand turning to Dunheved Road and then property can be found on the left hand side just past Manaton Court up a private gated drive. The property can be located via our for sale board.



Entrance Hallway

Bedroom 4/Study
8'0" x 7'10" (2.44m x 2.41m)

W/C
4'0" x 3'2" (1.22m x 0.97m)

Kitchen/Dining Area
17'7" x 12'9" (5.36m x 3.89m)
(3.89m narrowing to 3.46m)

Living Room
17'7" x 11'10" (5.36m x 3.63m)

Utility Room
12'0" x 5'2" (3.66m x 1.60m)

Garage
16'4" x 11'8" (4.98m x 3.58m)

First Floor Landing

Bathroom/En-suite
10'2" x 5'10" (3.12m x 1.78m)

Bedroom 1
15'5" x 12'0" (4.70m x 3.66m)

Bedroom 2
10'10" x 8'2" max (3.31m x 2.49m
max)

To the front of wardrobes

En-Suite
7'8" max x 3'8" (2.34m max x
1.14m)

Bedroom 3
11'8" x 10'9" (3.58m x 3.28m)

Dressing Area
6'7" x 4'7" (2.01m x 1.40m)
To the front of the wardrobes

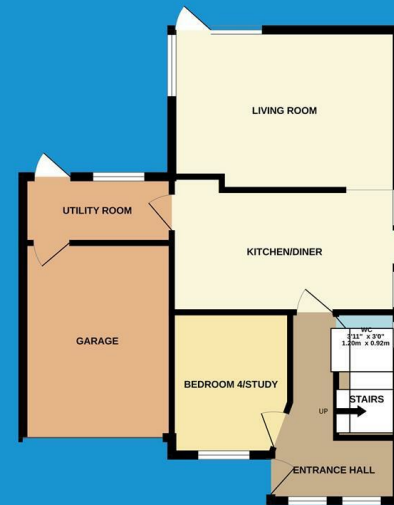
En-suite
6'5" x 4'5" (1.96m x 1.35m)

Services
Mains Gas, Electricity, Water and
Drainage.
Under Floor Heating on the Ground
Floor.
Council Tax Band D.

Agents Notes
The vendor has informed us there is
a £300 Maintenance charge per
annum for the up keep of the drive
and gate.

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		
	77	81
England & Wales	EU Directive 2002/91/EC	

Ground Floor

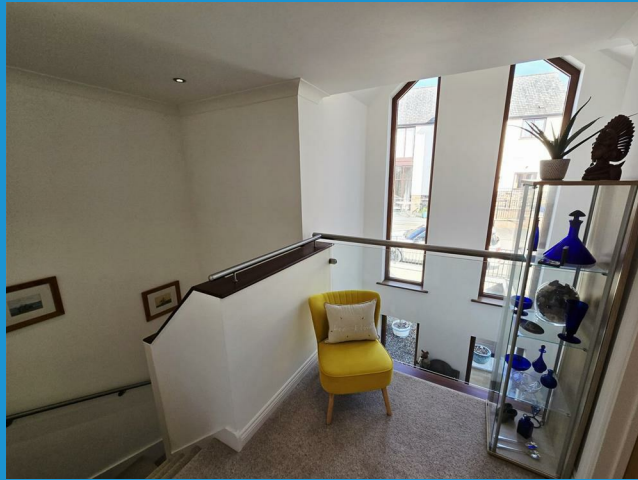


First Floor





Manaton Drive | Launceston



Town • Country • Coast

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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.