Dunheved Road

Launceston | Cornwall

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Price Guide £379,950

Located in a desirable and convenient position is this generously sized 4 bedroom detached home. Offering flexible accommodation together with front and rear gardens plus ample off road parking. Offered for sale with NO FORWARD CHAIN.

You step into a welcoming hallway with a staircase to the first floor. Leading off is the front aspect kitchen with a range of eye and base level units plus various integrated appliances. Adjoining is a side porch and a useful larder. Overlooking the rear garden with an open outlook beyond is the separate dining room perfect for family gatherings. The sitting room is triple aspect with a large picture window overlooking the front garden. To one side is a fireplace housing a gas fire acting as a great focal point. Large sliding patio doors offer access out into the garden room with several windows overlooking the open rear aspect. From here you turn right into a separate snug with a wet room attached. Also adjoining the garden room is a side aspect study area with a door into a useful office/hobbies room or bedroom 5. This whole area has scope to create a self contained annexe if required.

On the first floor are 4 bedrooms and a "Jack and Jill" shower room. The master bedroom is rear aspect with a pleasant view over the garden and adjoins the shower room. To one side are a range of wardrobes with integrated draws. Bedroom 2 is a triple aspect double with views to the front and rear. All rooms share the 'Jack and Jill' shower room.

You approach the property over a private driveway where you bear right onto a large brick paved driveway for several vehicles. Adjoining the driveway is an area of lawn with a range of mature trees and shrubs. The rear garden is fully enclosed and has a large south-facing patio area, perfect for sitting in the sun. Beyond here are 2 areas of lawn with a number of well stocked flower boarders. Both the front and rear gardens have been lovingly landscaped by our vendors.

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 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 and the cities of 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 property postcode is PL15 9JQ. Exit Launceston using Western Road towards Pennygillam. Then at the traffic lights turn left into Woburn Road and follow this road passing the green area on your right. Woburn Road leads into Dunheved Fields and bear sharp left into Dunheved Road. The property will be seen after a short distance on your left.

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Entrance Hallway

Kitchen
13'8" max x 11'10" (4.17m max x 3.61m)
Plus Larder

Side Porch

Dining Room
13'3" max x 11'8" (4.06m max x 3.58m)

Wet Room
6'11" x 3'7" (2.11m x 1.10m)

Living Room
18'3" x 13'8" max (5.57m x 4.19m max)

Garden Room
16'11" x 6'5" (5.16m x 1.98m)

Snug
8'5" x 5'10" (2.57m x 1.80m)

Office / Bedroom
14'11" x 8'5" max (4.57m x 2.59m max)

Study
9'11" x 6'11" (3.03m x 2.13m)

First Floor

Bedroom 1
13'8" max x 13'3" (4.19m max x 4.06m)

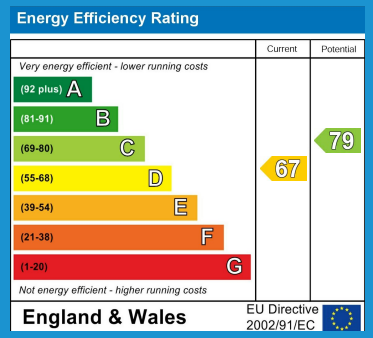
Bedroom 2
13'3" max x 10'7" (4.06m max x 3.25m)

Bedroom 3
11'10" x 6'9" (3.63m x 2.06m)

Bedroom 4
9'3" x 7'4" (2.82m x 2.24m)

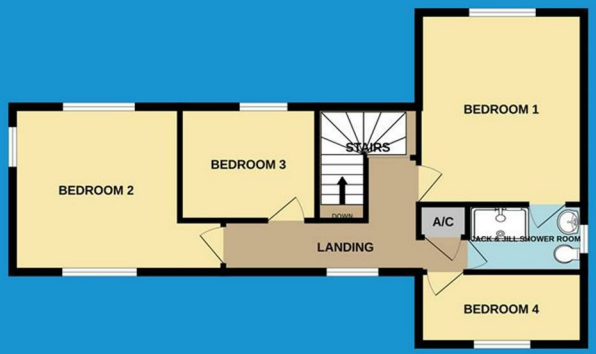
Shower Room
8'6" x 6'6" (2.61m x 1.99m)

Services
Mains Electricity, Gas and Water
Council Tax Band E
Private Drainage



Ground Floor

First Floor



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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