

# 4 Chapel Drive | Launceston





An impressive 4 bedroom detached modern house situated in a sought after area on the outskirts of Launceston, featuring a generous level garden at the rear with great views across town looking towards the Norman Castle and a spacious driveway with parking for numerous vehicles. The accommodation includes an en-suite main bedroom, a spacious dual aspect living room and an open-plan kitchen and dining/family room.

The property can be found in a tucked away location in a select row of 5 properties. At the front there is a paved parking area with space for numerous vehicles and gated side access to the rear of the property. There is a porch at the front which is a great space for shoes and coats with a door leading into the main hallway. To your left is the open-plan kitchen/dining room which is a fantastic family space, and overlooks the garden. The kitchen has a stylish range of eye and base level units with integrated appliances. To the side there is a utility room with an additional sink and back door to the garden. There is a tiled wet room and a door leading into an additional shower room which adjoins a home gym/store room.

To the other side of the property, there is a spacious living room which is dual aspect with a media wall and doors leading into the garden at the rear. On the first floor, a light and spacious landing provides access to the 4 bedrooms, all of which are good size double rooms with fitted wardrobes. The main bedroom benefits from an en-suite. There is also a spacious family bathroom which has a bath and a separate shower cubicle.

The rear garden is a good size and is mainly laid to lawn with a patio area. At the end of the garden there is a seating area which has great views over the town, looking towards the Castle and surrounding countryside.



- 4 Double Bedrooms
- Detached Family Home

- Gym/Store Room
- Sought After Area

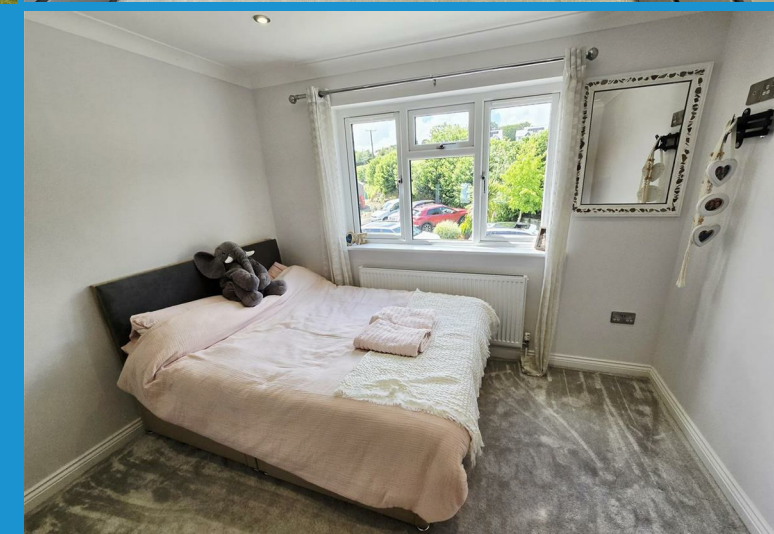
- Spacious Driveway with Numerous Parking Spaces
- Great Views

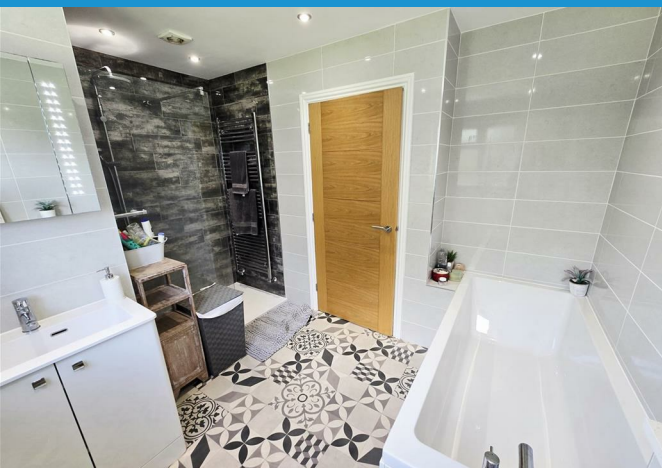
### Situation

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 to the property is PL15 7FR. What Three Words 'brother.converter.lads' will take you directly to the property. From the town centre, drive out of town on Western Road and take a right hand turning leading down to Chapel Hill, continue ahead and take the next right hand turning up to Chapel Park. Follow the hill straight up and the property will be seen on your right hand side.





**Porch**  
11'8" x 4'11" (3.58m x 1.50m )

**Hallway**

**Living Room**  
24'2" x 11'0" (7.39m x 3.37m )

**Home Office**  
8'11" x 7'5" (2.72m x 2.28m )

**Kitchen / Dining Room**  
24'2" x 10'10" max (7.38m x 3.31m max)

**Inner Hallway**

**Utility Room**  
10'0" x 6'0" (3.05m x 1.85m )

**Shower Room**  
5'10" x 4'9" (1.79m x 1.45m )

**Additional Shower Room**  
9'11" x 5'4" (3.04m x 1.64m )  
3.04m narrows to 1.49m

**Gym/Store**  
13'2" x 10'0" (4.02m x 3.06m )

**First Floor**

**Bedroom 1**  
17'1" x 11'1" (5.23m x 3.38m )  
3.38m narrows to 2.74m

**Ensuite**  
7'2" x 6'7" (2.20m x 2.01m )

**Bathroom**  
11'2" x 7'6" (3.41m x 2.29m )  
3.41m narrows to 2.02m

**Bedroom 2**  
10'11" x 10'2" (3.33m x 3.10m )

**Bedroom 3**  
10'11" x 9'8" (3.34m x 2.95m )  
3.34m narrows to 2.85m

**Bedroom 4**  
10'7" x 9'4" (3.24m x 2.87m )

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

**Agent Note**  
The owner of each of the 5 properties pays £25 per month to a Residents' management company.

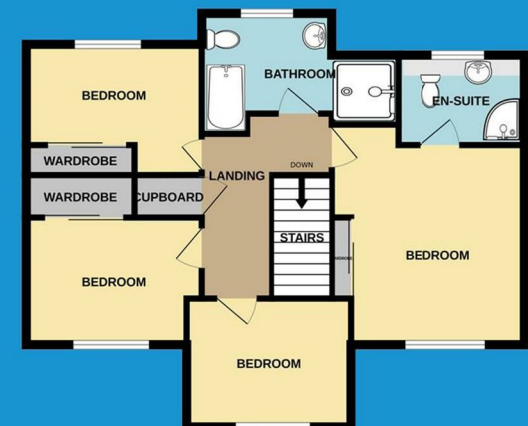
We understand from the vendor that the NHBC warranty is valid until March 2030

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		86	
(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	

Ground Floor



First Floor





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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.