



# 18 Grove Park Court

Liskeard, Cornwall, PL14 4EZ



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Guide Price £300,000-£325,000

Detached four bedroom home

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Edge of town centre location

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Walking distance to shops, schools & transport links

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Light, spacious and well presented accommodation

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Enclosed low maintenance rear garden

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Garage & off-road parking

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## Description

A beautifully presented four-bedroom detached home ideally situated on the edge of Liskeard town centre, within easy walking distance of a wide range of local amenities and excellent public transport links.

This attractive property offers light, spacious, and well-maintained accommodation throughout, making it an ideal home for families, professionals, or those seeking convenient town living with a touch of privacy.

The ground floor features a welcoming living space enhanced by a charming log burner, creating a cosy focal point, while large windows allow natural light to flood the interior. The layout flows into a practical and comfortable living arrangement, perfect for both everyday living and entertaining.

Upstairs, the property boasts four good-sized bedrooms, all thoughtfully presented, along with a well-appointed family bathroom.

Externally, the home benefits from a low-maintenance, enclosed rear garden—ideal for relaxing or enjoying outdoor dining. To the front and side, there is off-road parking for a couple of vehicles as well as a single garage, providing additional storage or secure parking.



## Accommodation

Entrance via a composite door with obscured glazed panelling inset opening into:-

### Hallway

Obscure uPVC double glazed window to the front elevation, LED downlights, built-in storage cupboard, stairs rising to First Floor.

### Kitchen/Dining room

Dual aspect having uPVC double glazed window to the front and rear elevations, uPVC double glazed double doors leading to the rear garden, a range of fitted wall and base units with square top work surfaces over incorporating a one and a half bowl stainless steel sink and drainer with mixer tap over, under counter dishwasher, space and plumbing for washing machine, cooker with extract fan over, integrated fridge, integrated freezer, LED downlights, radiators, under stair storage cupboard.

### Living Room

Dual aspect having uPVC double glazed windows to the front and rear elevations, uPVC double glazed sliding doors leading to the rear garden, radiators, woodburning stove with slate hearth.

### First Floor

Doors off to all first floor rooms, access to attic via loft hatch, built in airing cupboard, coving to ceiling.

### Bedroom

uPVC double glazed window to the front elevation, radiator.

### Bedroom

uPVC double glazed window to the front elevation, radiator.

### Bedroom

uPVC double glazed window to the rear elevation, radiator.

### Bathroom

Obscure uPVC double glazed window to the rear elevation, bath with panelled surround and mixer tap having a mixed shower over and glazed shower screen being tiled floor to ceiling, low-level W.C, wash hand basin with mixer tap over and vanity storage below, chrome heated towel radiator, LED downlights.

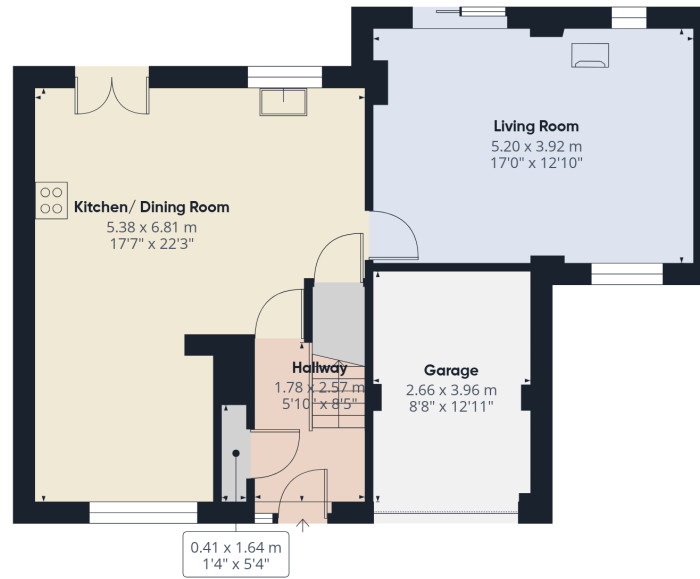
### Bedroom

uPVC double glazed window to the front elevation, coving to ceiling, radiator, television point, dressing area, door into:-

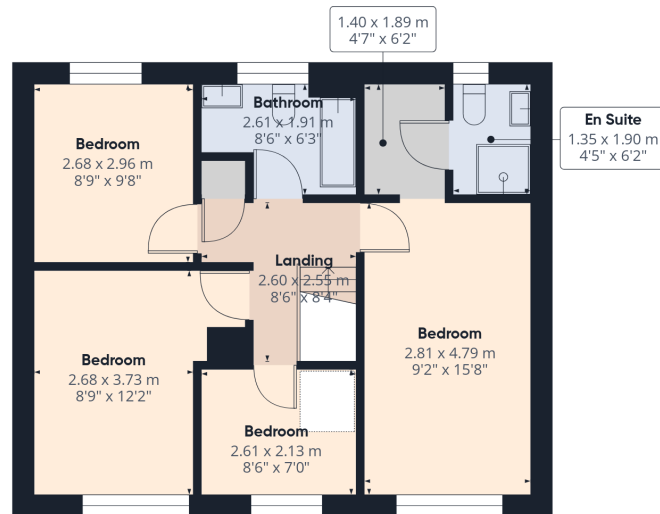
### Ensuite Shower Room

Obscure uPVC double glazed window to the elevation, low-level W.C, wash hand basin with mixer tap over and vanity storage below, shower cubicle with mixer shower over and glazed shower screen, tiled floor to ceiling, LED downlights.





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

117.5 m<sup>2</sup>  
1265 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Outside

To the front of the property there is a single garage and off-road parking for a couple of vehicles, alongside an area of stone chippings and a raised bed incorporating a section of lawn, creating an attractive and low-maintenance approach.

To the rear, the enclosed garden is predominantly laid to lawn and designed with ease of upkeep in mind. It also features a paved patio area—ideal for outdoor dining and entertaining—along with a further section of stone chippings, offering a versatile and well-balanced outdoor space.

### Garage

Up and over door with power and lighting throughout.



## Services

Mains water, electricity, gas and drainage.

 EE Rating - C

 Council tax band - D

 Directions

What3Words – devours.feasting.apartment

 Virtual Tour

<https://tour.giraffe360.com/9bf60446db9e44b2aec5806e72729334>

## Viewings strictly by appointment only

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