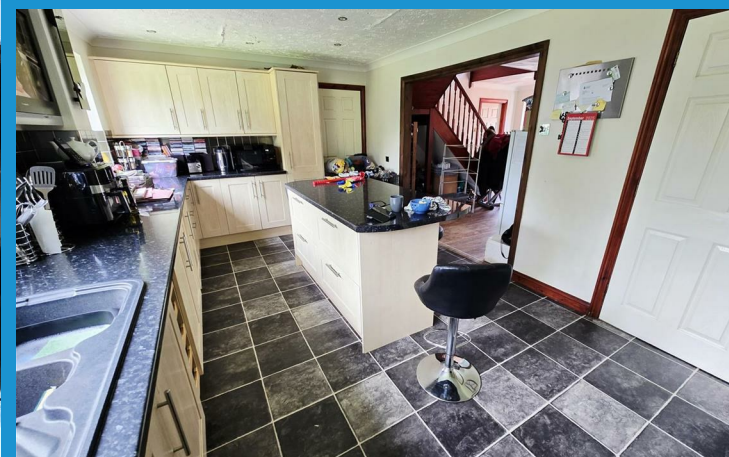




17 St. Cuthbert Close
Launceston | Cornwall



Town • Country • Coast



A spacious 4 bedroom detached house situated in a sought after location within St Stephens. The property offers a generous driveway with parking for numerous vehicles and turning space, alongside a double garage with a spacious enclosed garden at the rear.

The accommodation includes a spacious entrance hallway which is a great first impression of the property. A door leads into a good sized living room which is in turn open-plan to the dining room and has doors to the rear that provide access onto a decked area which overlooks the garden. Walking through the hallway, you see the kitchen and breakfast room which has a central island and a utility room at the side with a rear door to the garden. To the other side of the property there is a spacious storage cupboard, cloakroom and a useful home office or study.

On the first floor there is a spacious open landing and 4 bedrooms, with the main bedroom and en-suite overlooking the garden, alongside the family bathroom. At the front of the property there is a brick paved driveway and the double garage. At the rear there is a raised decking area. There is a useful space under the living room, currently used as a home gym but an ideal workshop or storage area. The garden is a generous size and laid mainly to lawn.

The property is situated in a prime setting on the edge of Launceston in a sought after residential location.



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 8QB. From the town centre, proceed along St Thomas Road and through the traffic lights at Newport. At the mini roundabout drive straight over and onto St Stephens Hill and proceed up the hill and turn left into St Cuthbert Close. Continue along this road and the property will be located on the left hand side towards the end of close.

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Entrance Hallway
13'8" x 11'5" (4.19m x 3.48m)

Cloakroom
5'1" x 3'9" (1.57m x 1.16m)

Home Office
12'5" x 7'9" (3.80m x 2.37m)

Living Room
13'9" x 13'5" (4.21m x 4.11m)

Dining Room
14'8" x 10'8" (4.49m x 3.27m)

Kitchen/Breakfast Room
18'9" x 10'9" (5.74m x 3.28m)

Utility Room
8'3" x 7'6" (2.54m x 2.29m)

First Floor

Bedroom 1
14'10" x 11'8" (4.53m x 3.58m)
4.53m narrows to 4.13m

En-suite
7'4" x 5'1" (2.26m x 1.56m)

Bedroom 2
13'6" x 9'7" (4.12m x 2.93m)

Bedroom 3
11'3" x 10'9" plus wardrobes (3.45m x 3.28m plus wardrobes)

Bedroom 4
8'4" max x 11'3" (2.55m max x 3.44m)
2.55m narrows to 2.08m

Bathroom
7'10" max x 7'7" (2.40m max x 2.32m)

Double Garage

Gym

The gym is located under the living room with access from outside.

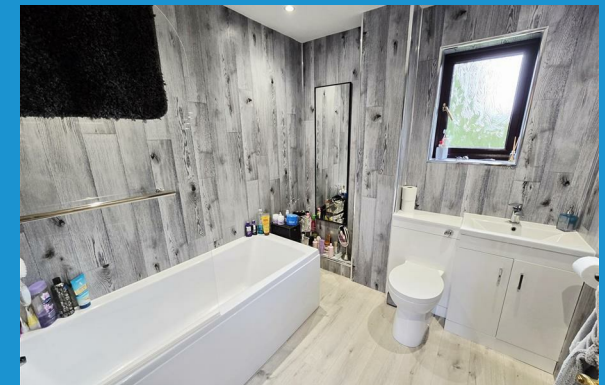
Services

Mains Electricity, Gas, Water and Drainage.
Council Tax Band E.

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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