32 Snowdrop Crescent

Launceston | Cornwall

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Guide Price £325,000

The property offers 4 spacious bedrooms, a dual aspect sitting room and a fantastic open plan kitchen/family room. The main bedroom has fitted wardrobes and an en-suite. To the rear of the property is an enclosed garden with an impressive covered canopy running across the back of the property.

You open the front door into a hallway with a staircase to the first floor and a useful cloakroom. The dual aspect sitting room is a particularly generous size with a sliding door out to the patio. The open plan kitchen/family room is also a great size dual aspect room and has a door into the utility room where the boiler can be found and a back door provides access into the garden.

The large landing area offers access to all 4 bedrooms and the family bathroom. The main bedroom has a range of built in wardrobes and a door into the en-suite shower room. Bedrooms 2 and 3 are double rooms and bedroom 4 is a single bedroom or potential home office. There is a well appointed family bathroom in addition to the en-suite.

The rear garden is low maintenance and mainly laid to gravel and enclosed by a wall at the rear and sides. There are double doors that lead into the garage/workshop which is great for storage. The canopy provides an ideal Al Fresco area to enjoy the outdoors.

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 9JA. From our office proceed along Hurdon Road, Turn right at the two mini-roundabouts passing the Tesco Superstore on the right hand side following the signs to Plymouth. At the next mini-roundabout take the first left into Snowdrop Crescent proceeding down the hill bearing right. Continue along Snowdrop Crescent, where the property will be seen on your right hand side.

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Entrance Hallway

Living Room
23'4" x 11'3" (7.12m x 3.44m)

Cloakroom
6'5" x 3'1" (1.96m x 0.95m)

Kitchen / Family Room / Dining Room
23'3" x 10'9" (7.10m x 3.29m)

Utility Room
6'5" x 5'8" (1.96m x 1.74m)

First Floor

Bedroom 1
11'0" x 10'6" max (3.36m x 3.21m max)

Bathroom
7'9" x 6'3" (2.38m x 1.93m)

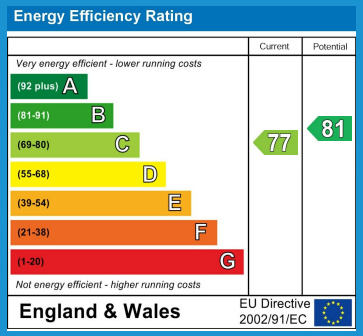
Bedroom 2
10'8" x 10'0" (3.27m x 3.05m)

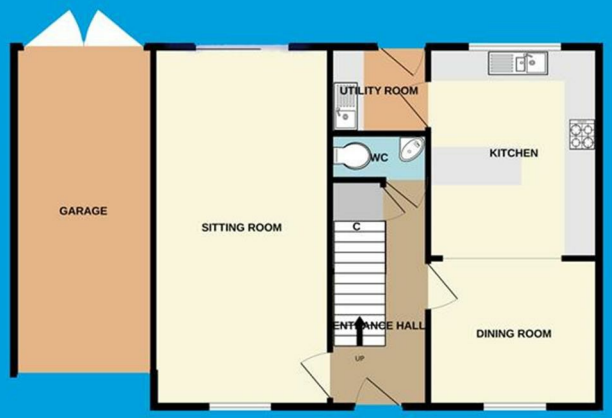
En-Suite
9'10" x 3'4" (3.00m x 1.03m)

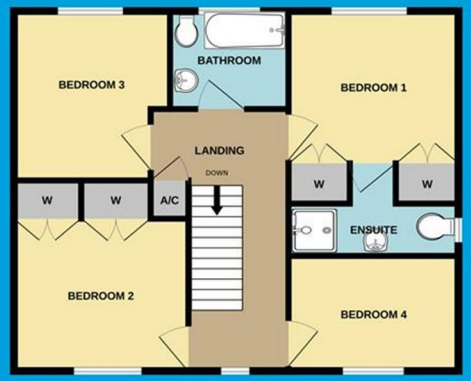
Bedroom 3
10'9" x 7'4" (3.28m x 2.25m)

Bedroom 4
11'6" x 10'0" (3.52m x 3.05m)

Services
Mains Electricity, Gas, Water and Drainage.
Council Tax Band D







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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