KIVELLS

3 Meadowleigh Court

Liskeard, Cornwall

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Liskeard, Cornwall, PL14 4HB

Guide Price: £350,000-£375,000

Spacious four bedroom family home

Situated close to local schools, amenities and transport links

Multiple reception rooms and flexible living spaces

Low maintenance rear garden

Single garage and parking available to the front elevation

Description

Set in an elevated position and enjoying far reaching views, this substantial four bedroom detached home offers deceptively spacious living accommodation throughout and is conveniently positioned within close proximity to Liskeard town centre.

With 1,522 square feet of living accommodation throughout, all rooms are generously proportioned and an internal viewing of this modern family home is essential to fully appreciate the delightful accommodation available.

Externally, there is off-road parking for multiple vehicles on the tarmacadam driveway with a detached garage offering a plethora of opportunities for its use.

Accommodation

Entrance via uPVC door with obscure glazed panelling inset opening into:

Hallway
uPVC double glazed window to the side elevation, doors off to ground floor rooms, stairs rising to first floor, radiator, coving to ceiling.

Kitchen
uPVC double glazed window to the rear elevation, a range of fitted wall and base units with roll top work surfaces over incorporating a composite one and a half bowl sink and drainer with mixer tap over, integrated double oven, integrated six ring gas hob with extractor fan over, integrated fridge, integrated dishwasher, integrated undercounter freezer, tiled splash back, under stairs storage cupboard, radiator, coving to ceiling.

Utility Room
uPVC double glazed window to the rear elevation, uPVC door with obscure glazed panelling inset opening onto side elevation, a range of fitted wall and base units with roll top work surfaces over incorporating a stainless steel sink and drainer with mixer tap over, space and plumbing for washing machine, coving to ceiling.

Dining/Family Room
Dual aspect having uPVC double glazed window to the front elevation and uPVC double doors with double glazed panelling insets opening onto rear garden, Velux skylight, radiator, coving to ceiling.

Living Room
uPVC double glazed window to the front elevation, electric fire place with slate hearth and surround, television point, radiator, coving to ceiling.

Cloakroom
Obscure uPVC double glazed window to the front elevation, low-level W.C, wash hand basin with individual taps over and tiled splashback, radiator, coving to ceiling.

Bedroom/Office
uPVC double glazed window to the front elevation, radiator, coving to ceiling.

Accommodation

FIRST FLOOR
uPVC double glazed window to the side elevation, doors off to first floor rooms, access to attic via loft hatch, coving to ceiling, airing cupboard.

Bedroom
uPVC double glazed window to the side elevation, radiator, coving to ceiling.

Bathroom
Obscure uPVC double glazed window to the rear elevation, low-level W.C, pedestal wash hand basin with individual taps over, bath with panel surround and mixer shower tap with glazed shower screen, partially tiled throughout, towel radiator, coving to ceiling.

Bedroom
uPVC double glazed window to the side elevation, built in wardrobe, radiator, coving to ceiling.

Bedroom
Dual aspect having uPVC double glazed windows to both the front and side elevations, built-in wardrobe, radiator, coving to ceiling, door leading into:-

Ensuite
Obscure uPVC double glazed window to the front elevation, low level W.C, wash hand basin with mixer tap over and vanity storage below, shower cubicle with glazed shower screen door and mixer shower, built-in vanity storage cupboard, radiator, partially tiled throughout, coving to ceiling.

Bedroom
uPVC double glazed window to the front elevation, built-in wardrobe, radiator, coving to ceiling.

Land Plan

Produced on Land App, Feb 27, 2026.
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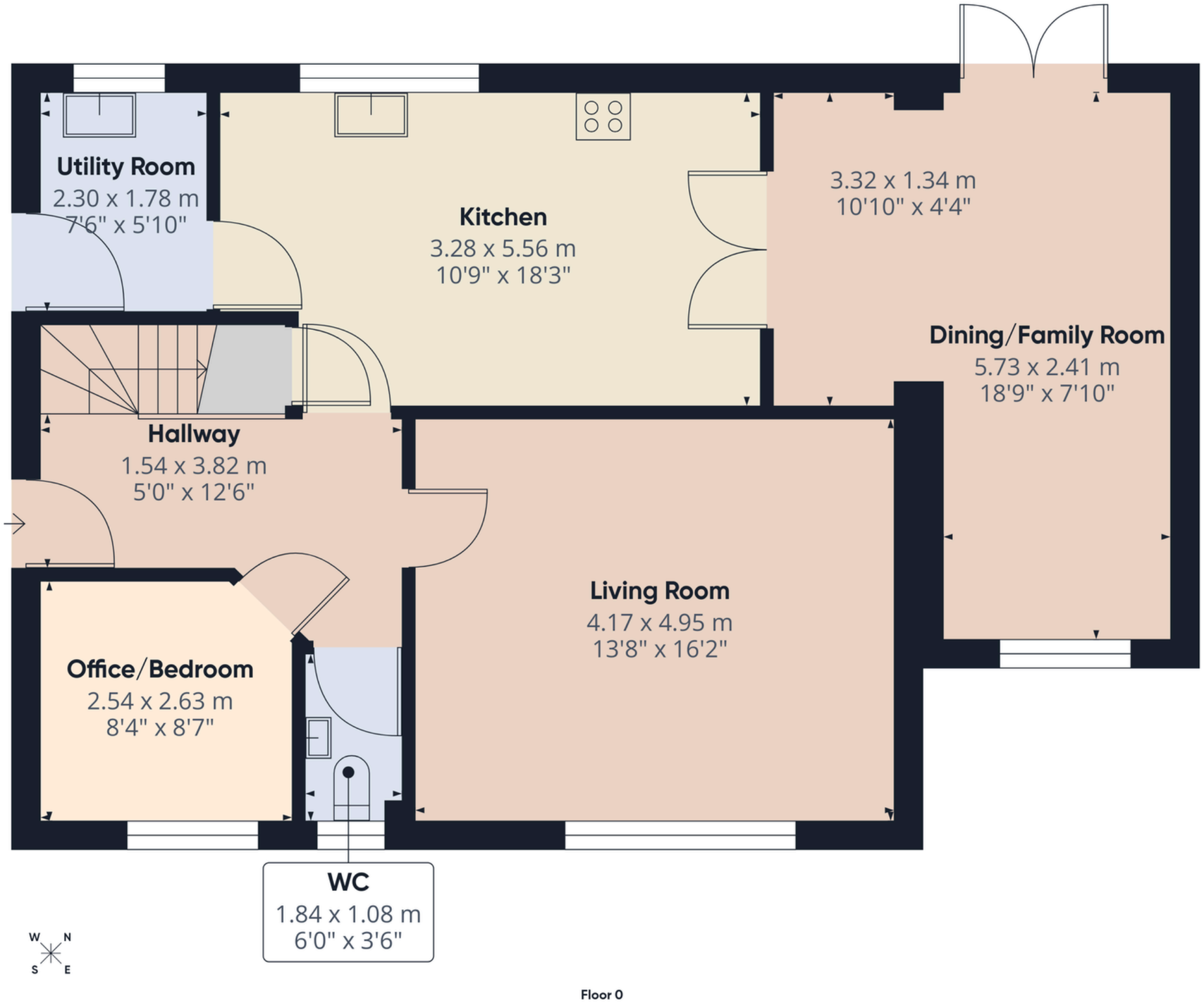
10 m
Scale 1:445 (at A4)

N

Floor Plan

Approximate Total Area: 141.6 m2 | 1522 ft2
(excluding garage)



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Approximate total area(1)

80.9 m²

869 ft²

(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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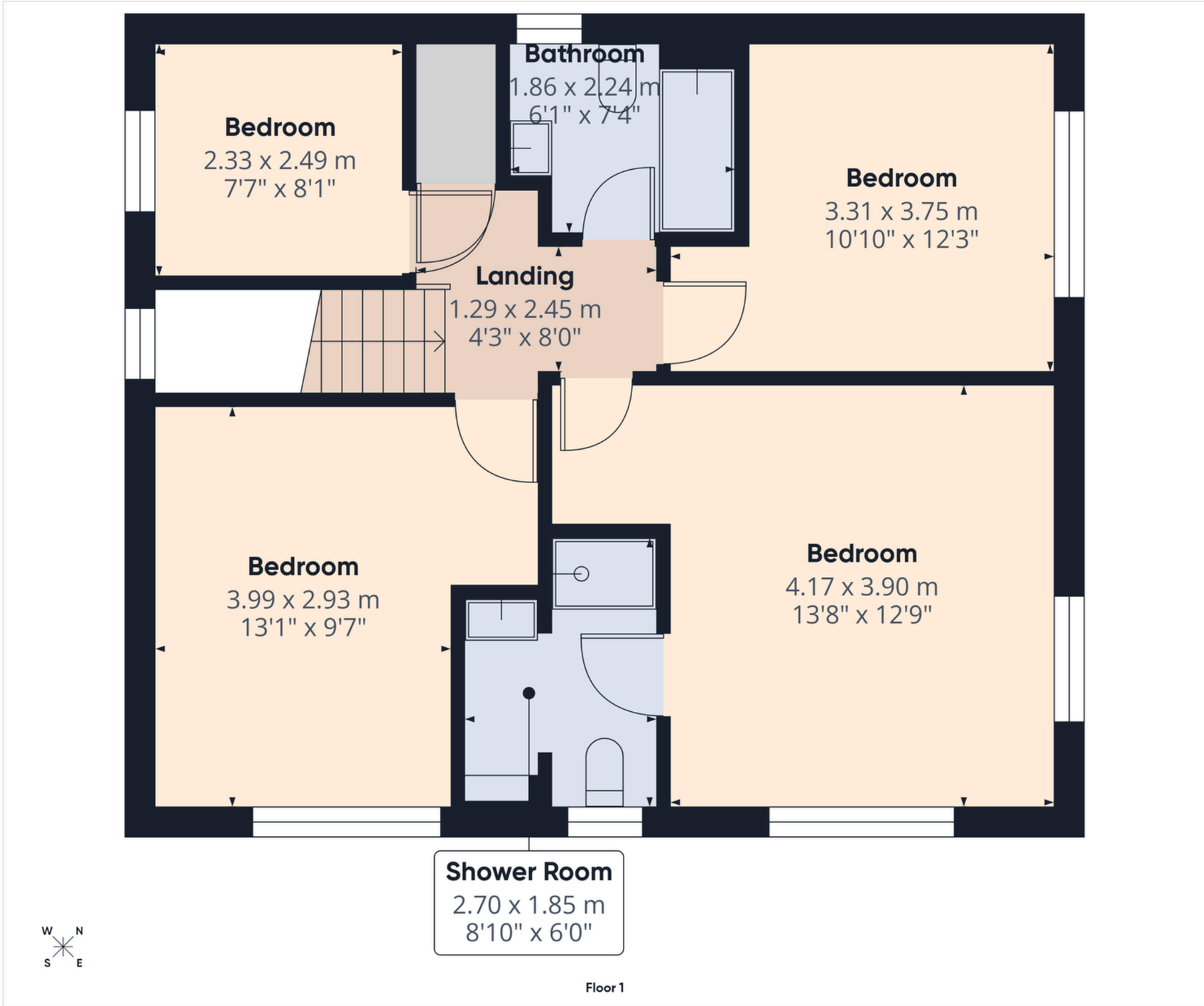
Floor Plan



Floor 1

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Approximate total area(1)

60.7 m²

653 ft²

(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.

GIRAFFE360

Outside

The property is approached via the tarmacadam driveway with a patioed pathway leading to the property. There are a range of trees and bushes to the front elevation.
The wooden steps to the side elevation lead to the elevated, low maintenance rear garden.

The garden is level with patioed and decked areas to enjoy outdoor dining and entertaining. The raised flower bed has a variety of mature shrubs and flowering bushes.

Garage

Up and over garage door, with the convenience of power and lighting throughout and potential for further storage to be created within the eaves.

Additional Information

Useful Property Information

SERVICES:

Mains water, gas, electricity and drainage.

VIRTUAL TOUR:

https://tour.giraffe360.com/f5087c70b1464f0f9c517a47fa7c530a

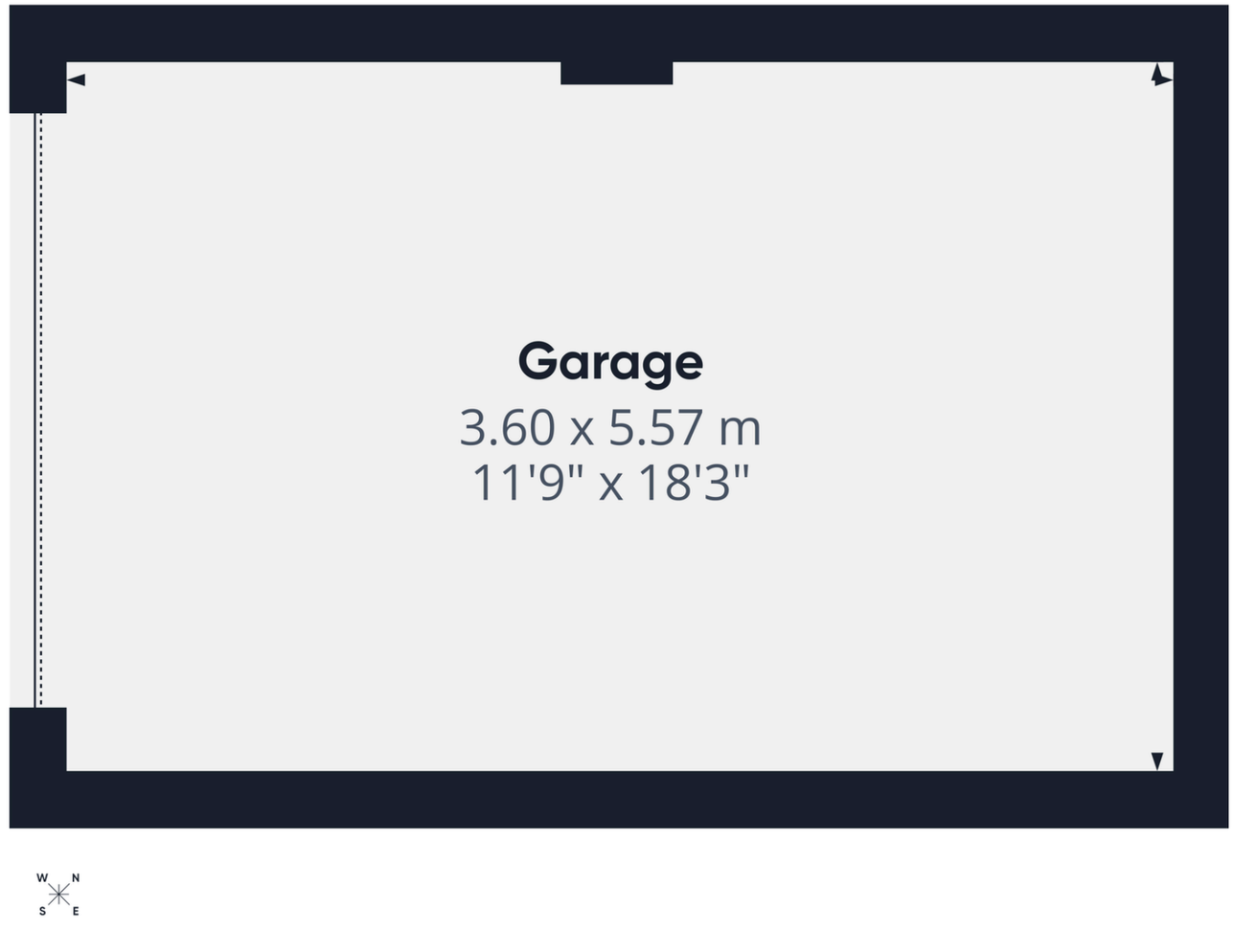
DIRECTIONS:

What3words: repeats.listening.dragonfly

EE RATING: C COUNCIL TAX BAND: E

VIEWINGS:

Strictly by appointment only with the agent



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