



46 Florence Park, Callington

PL17 8FJ



4



1



2

 dawsonnott.co.uk

DAWSONnott
E S T A T E A G E N T S

Guide Price £440,000

Callington is a small town with a thriving community situated in South East Cornwall, around 15 miles from the City of Plymouth. It has Infant & Junior Schools, along with a Community College with an enviable reputation. The town has a range of Shops, Post office, Doctors and Dentists.

- Executive style Detached Modern House located on the fringes of Callington
- Impressive spacious accommodation including bespoke Kitchen and Utility
- 4 Bedrooms - Master En Suite
- Oversized Garage and Parking
- Larger than average attractive Gardens
- VIEWING HIGHLY RECOMMENDED



The entrance door opens to the welcoming Hallway with stairs rising to the first floor. The Cloakroom comprises of low level WC, a vanity unit and heated towel rail. The Study faces to the front and can be used for individual requirements. The Lounge is a spacious main reception room, being light and airy facing to the front elevation with a pleasant outlook. The Kitchen/Diner then follows, which is an impressive room, having the kitchen area fitted with a comprehensive range of soft close wall and base units, drawers space, hidden cutlery drawer and pan drawers. Square edged high quality work surfaces with matching up stands. Four ring AEG electric hob with a stainless steel canopy above. Built in AEG double oven/grill, built in dishwasher and fridge/ freezer. Modern Belfast style sink unit, window to the rear and a full sized encased window looking out to the rear garden. Space for a table and chairs and additional reception furniture. Bi-fold doors provide access to the rear garden and patio. The Utility room has a range of matching wall and base units, work surfaces and matching upstands. There is under unit space and plumbing for washing machine and tumble dryer, Belfast style sink unit, AEG microwave, and window to the side

From the ground floor, the staircase leads up to the Landing, providing loft access. The Master Bedroom is a light and spacious double bedroom with full length windows to the front elevation, providing views across the countryside. An internal door leads through to the En suite Shower room, comprising of low level WC, vanity unit, double sized shower cubicle with waterfall and half height shower heads, tray and sliding glass doors. Heated towel rail, tiling to the walls and shaver point. Bedroom Two is a double bedroom with deep wardrobe with hanging rails, windows to the front with views across the countryside. Bedroom Three is also a double bedroom with wardrobe recess and window to the rear elevation. Bedroom Four is as a single room with a window facing to the rear. The family Bathroom has a suite comprising of a low level WC, vanity unit, bath with a waterfall shower head and half height shower with glass screen. There are tiled walls, shaver point, heated towel rail and window facing to the rear.



OUTSIDE

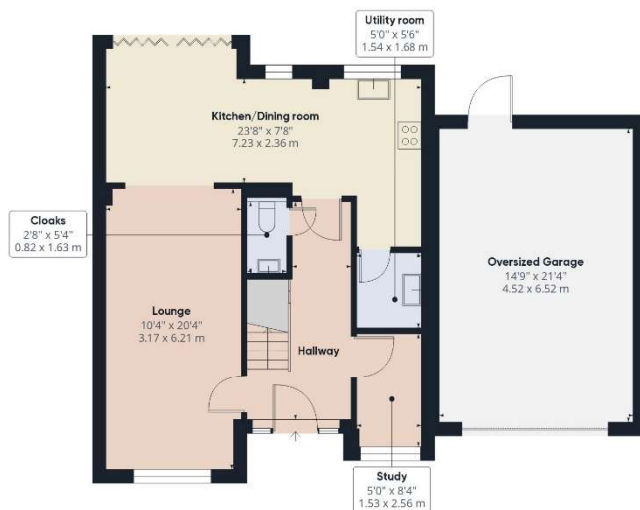
To the front there is a stone and slate walled garden, with lawn, flower and shrub beds and borders. A pathway leads up to the front entrance, and then around to the left, which provides access to the rear garden via a gateway. There is a driveway suitable for one vehicle with an attached oversized Garage. This has an electrically operated door, power and light. It also houses the central heating boiler, whilst a rear door gives access to the rear garden. To the right of the property there is a further walled garden with flower beds. To the rear there is a larger than average garden which is mainly laid to lawn. A pathway runs along the rear of the property and also to the side. There is a paved patio, ideal for Al fresco dining and entertaining. A further section of lawn with flowers and shrubs, outside tap and lighting. The garden is enclosed with fencing.

Services: Mains Electric, Gas, Water and drainage.

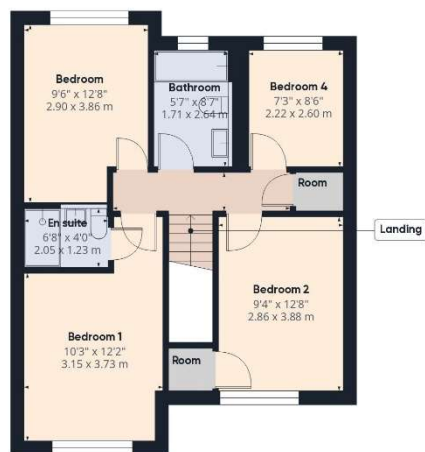
Council Tax: According to Cornwall Council the Tax Band is E.

Service Charge: To be confirmed





Floor 0



Floor 2

Approximate total area⁽¹⁾

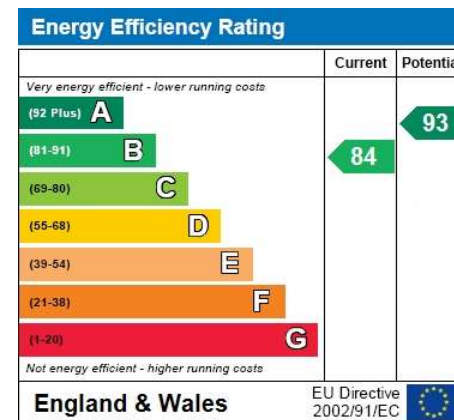
1531.95 ft²
142.32 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



41 Fore Street, Callington, Cornwall, PL17 7AQ

Tel: 01579 550590 | Email: info@dawsonnott.co.uk

AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. 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. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

