



48 Chestnut Drive

Launceston, Cornwall, PL15 9GP

KIVELLS

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Launceston, Cornwall, PL15 9GP

£335,000 Guide Price

Impressive three-storey detached residence offering spacious and versatile family living

Four generously sized bedrooms, including a master suite with private en-suite

Beautifully presented throughout with a high-quality, immaculate finish

Landscaped garden with garage and parking

Situated in a highly sought-after location within easy walking distance of town centre facilities and local amenities

Distant countryside views from garden

Benefiting from an abundance of storage space throughout

EPC Rating—B

Launceston, Cornwall, PL15 9GP



Situation

The property is ideally situated within a mile from Launceston town centre and offering easy access to the A30.

Launceston provides a wide range of amenities including supermarkets, M&S Food Hall, healthcare services, schools, a leisure centre, and two 18-hole golf courses. The A30 connects to Exeter and Truro, with the stunning North Cornish coast only 18 miles away.

In all directions from Launceston there is scenery of outstanding natural beauty. To the north is rugged coastline famed for popular family surfing beaches and picturesque former fishing villages, the open expanses of Bodmin Moor are to the west ideal for walking and riding, Dartmoor National Park is to the east and running southwards to Plymouth Sound with all its yachting facilities on the south coast are the hidden secrets of the Tamar Valley steeped in 18th Century mining history and renowned for Salmon fishing.



Impressive three-storey detached residence offering spacious and versatile family living, ideally suited for modern lifestyles. This beautifully presented home features four generously sized bedrooms, including a well sized master bedroom. Finished to a high standard throughout, the property boasts an immaculate and contemporary interior.

The accommodation briefly comprises: entrance hallway, living room, and open-plan kitchen diner. To the first floor are two well-proportioned bedrooms, including the master bedroom along with bathroom. The top floor offers two further bedrooms and a shower room, providing flexible space for family living or home working.

Accommodation

Entrance via uPVC door into:

ENTRANCE HALLWAY

Stairs rising to the first floor and doors leading to all ground floor rooms. Pendant light, LVT flooring and radiator.

CLOAKROOM / W.C

Close-coupled W.C, square pedestal wash hand basin with mixer tap, radiator, LVT flooring and ceiling light.

KITCHEN / DINING ROOM

Window to the front elevation and patio doors leading to the rear garden. Range of base and eye-level units with roll-top work surface over and tiled splash backing, inset granite composite sink with pull out tap and drainer, inset professional 5 burner gas hob and oven with extractor fan above. Integrated , washing machine, dishwasher and space for a freestanding fridge/freezer. Pendant light, radiator, LVT flooring and space for a dining table. There is also a door into the understairs storage cupboard, which could be utilised as a larder.

LIVING ROOM

Double aspect with one window to the front elevation and two to the side elevation. LVT flooring, two pendant lights and space for living room furniture.

From the entrance hallway stairs rise to:-

FIRST FLOOR LANDING

Stairs rising to the second floor, doors leading to all first floor rooms, carpeted, with pendant lighting.

MASTER BEDROOM

Double aspect with one window to the front elevation and two to the side elevation. Pendant light, carpet, radiator and space for a king-size bed and bedroom furniture.

BEDROOM FOUR

Window to the side elevation overlooking the garden. Carpet, pendant light, radiator and space for a double bed and bedroom furniture.

BATHROOM

Obscure window to the front elevation. Half-height tiling, close-coupled W.C, square wash hand basin with mixer tap and panel-enclosed bath with dual control mixer tap and shower attachment. Double shower with glass doors and Mira mixer shower. Radiator, vinyl floor and ceiling light.

EN-SUITE

Obscure window to the front elevation. Half-height tiling. Close-coupled W.C. and square pedestal wash hand basin with mixer tap. Double shower with Mira mixer shower and glass doors. Vinyl flooring, radiator and pendant light.

SECOND FLOOR LANDING

Doors leading to all rooms, carpet, radiator and pendant light. Loft hatch giving access to half boarded loft with light for storage.

BEDROOM THREE

Window to the front elevation and Velux window to the rear. Radiator, carpet and pendant light. Space for a double bed and bedroom furniture.

SHOWER ROOM

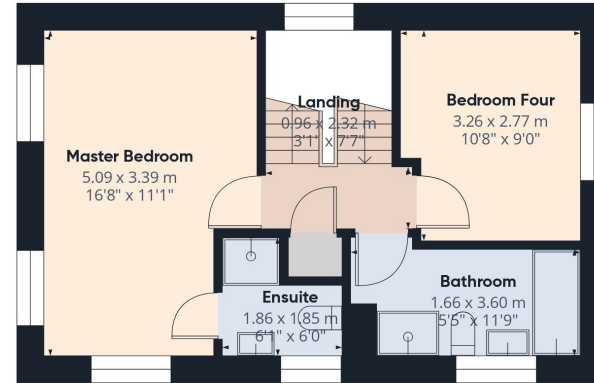
Velux window to the front elevation. Close-coupled W.C, square pedestal wash hand basin with mixer tap and corner shower with glass doors and Mira mixer shower. Half height tiling, vinyl floor, radiator and pendant light.



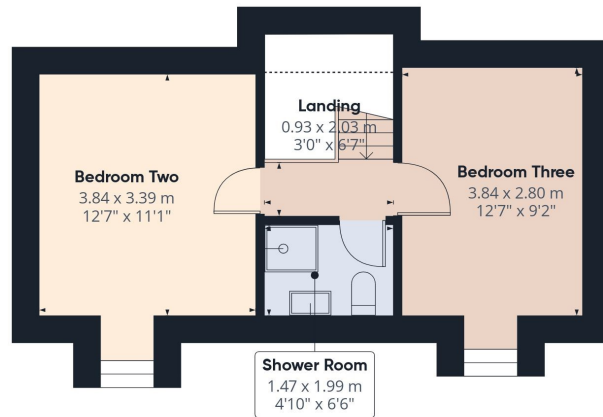
Floor plan



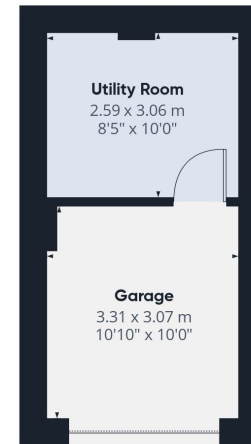
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
125.8 m²
1355 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

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

GIRAFFE360

Floor plan for identification purposes only, not to scale

BEDROOM TWO

Window to the front elevation and Velux window to the rear elevation. Carpet, radiator, pendant light and space for a king-size bed and bedroom furniture.

GARAGE

Up-and-over door, currently split into two sections. Power connected. Door into:-

UTILITY AREA

Base and eye-level units with work surface over and space for tumble dryer. Vinyl flooring, pendant light and additional storage space.

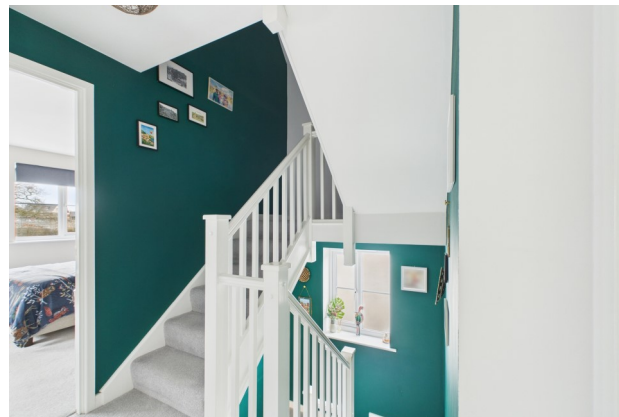
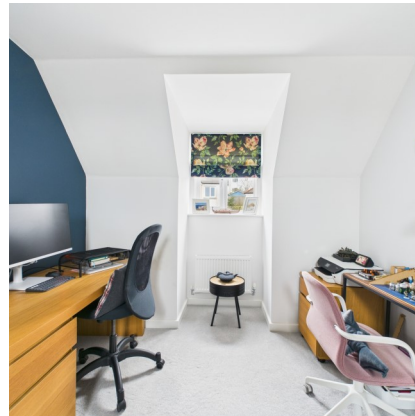
Outside

At the front of the property, there are three terraced beds with steps leading down to the main entrance.

There is parking on the drive leading to a single garage, which can be accessed either from the garden or from the side of the property via the pavement.





The rear garden which is enclosed by wooden fencing is arranged over two levels, being split by Cornish stone walling. A patio area directly off the dining room provides the perfect spot for outdoor dining, with steps leading up to a further area which is laid to lawn with small area of gravel. This is also the perfect spot for enjoying some distant countryside views.

A wooden gate provides access to the single garage and allocated parking.



Services

Mains water, electricity, drainage and gas.

-  EE Rating - B
-  Council tax band - D
-  Directions
What3Words - [pointed.annual.potato](#)
-  Virtual Tour - available on request

Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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