



2 Magistrates Grove

Liskeard, Cornwall, PL14 6FF

KIVELLS

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Guide Price **£395,000**

Four bedroom detached property on the edge of Liskeard town centre

Immaculately presented accommodation across two levels

Low maintenance enclosed gardens

Off road parking for two vehicles



Description

A beautifully presented four-bedroom detached family home, offering spacious and modern accommodation throughout. Immaculately maintained by the current owners, this stylish property combines contemporary living with generous proportions, making it ideal for growing families or those seeking a move-in-ready home.

The property enjoys far-reaching views, creating a wonderful sense of space and outlook. Internally, the accommodation is light and airy, with well-balanced living areas designed for both comfort and practicality. The spacious layout includes a welcoming entrance hall, generous reception areas, and a modern kitchen ideal for everyday living and entertaining.

Upstairs, four well-proportioned bedrooms provide excellent family accommodation, complemented by a contemporary family bathroom and additional en-suite facilities.

Externally, the home benefits from parking for two vehicles and attractive front and rear gardens, offering ideal outdoor space for relaxation, entertaining, or family enjoyment.

This superb home is presented to an exceptional standard throughout and represents an excellent opportunity to acquire a modern detached property in turnkey condition with stunning views and spacious living accommodation.



Accommodation

Entrance via a composite door with obscure glazed panelling inset opening into:-

Porch

LED downlights, underfloor heating, door into:-

Hallway

Doors off to all ground floor rooms, stairs rising to the first floor with under stair storage below, LED downlights, built in storage cupboard,

Cloakroom

Low-level W.C, wash hand basin with mixer tap over, LED downlights, door leading to storage area housing boiler.

Dining Room

uPVC double glazed double doors leading to the rear garden, underfloor heating.

Kitchen

uPVC double glazed windows to the rear elevation, uPVC door with double glazed inset leading to the side elevation, a range of fitted wall and base units with rolltop granite work surfaces over incorporating a ceramic one and a half bowl sink with mixer tap over, integrated dishwasher, space for freestanding cooker with extractor fan over, NEF built in oven/microwave, integrated fridge freezer, underfloor heating, LED downlights.

Living Room

uPVC double glazed windows to the front elevation with far reaching countryside views, underfloor heating, LED downlights, television point.



Accommodation—First Floor

uPVC double glazed window to the side elevation, access to attic via loft hatch, doors off to all first floor rooms, underfloor heating.

Bedroom

uPVC double glazed window to the front elevation with far reaching countryside views, underfloor heating, sliding door opening into:-

Ensuite Shower Room

Low-level W.C, wash hand basin with mixer tap, shower cubicle with mixer shower over and glazed shower screen, tiled floor to ceiling, LED downlights, underfloor heating.

Bedroom

uPVC double glazed windows to the front elevation with far reaching countryside views, underfloor heating, television point, door into:-

Ensuite Shower Room

Obscure uPVC double glazed window to the side elevation, low-level W.C, wash handbasin with mixer tap, shower cubicle with mixer shower over and glazed shower screen, tiled floor to

ceiling, LED downlights, underfloor heating.

Bathroom

Obscure uPVC double glazed window to the side elevation, wash hand basin with mixer tap over, low-level W.C, bath with panelled surround and mixer shower over with glazed shower screen, chrome heated towel radiator, tiled floor to ceiling, LED downlights, underfloor heating.

Bedroom

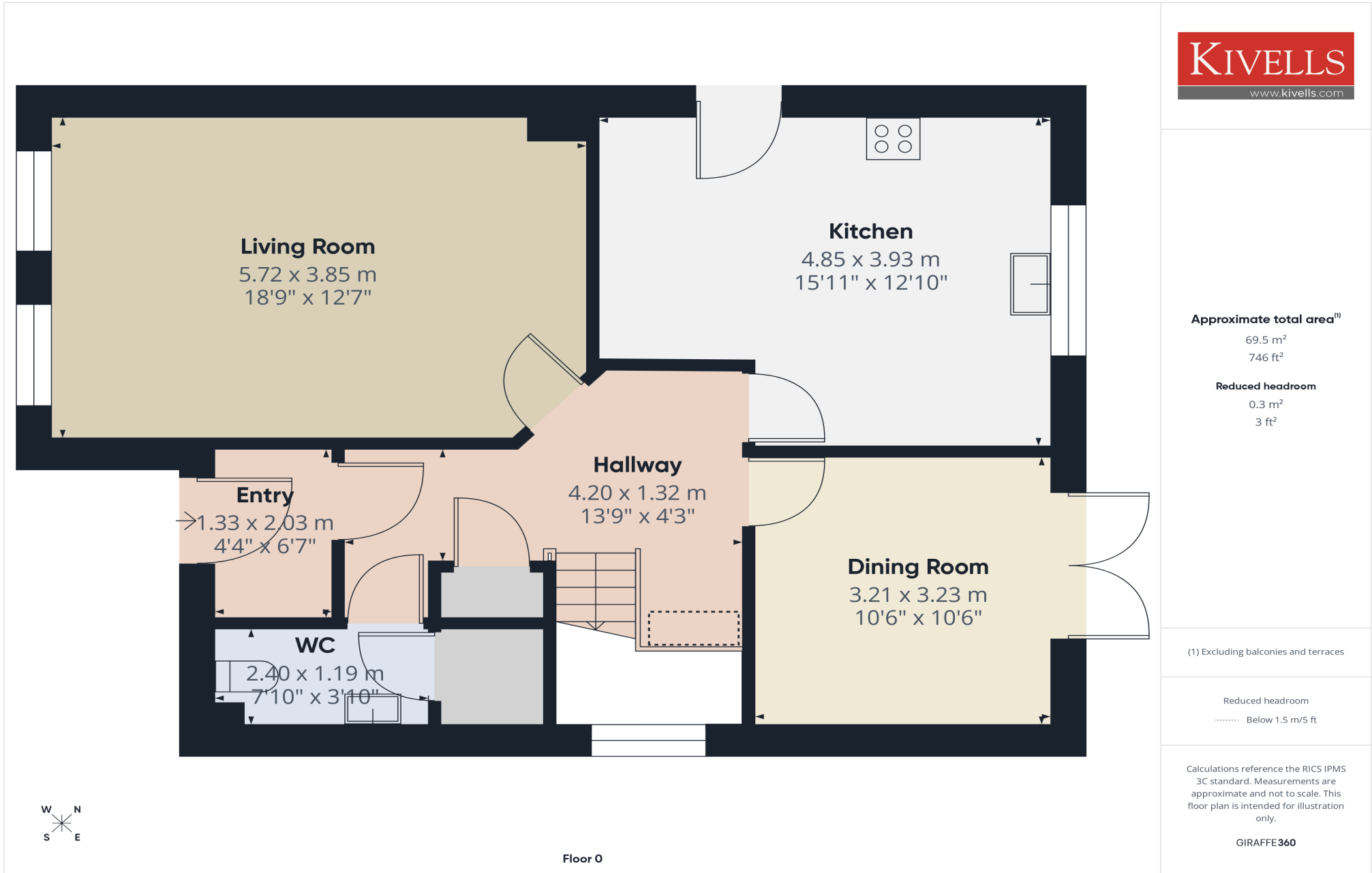
uPVC double glazed window to the rear elevation, underfloor heating.

Bedroom

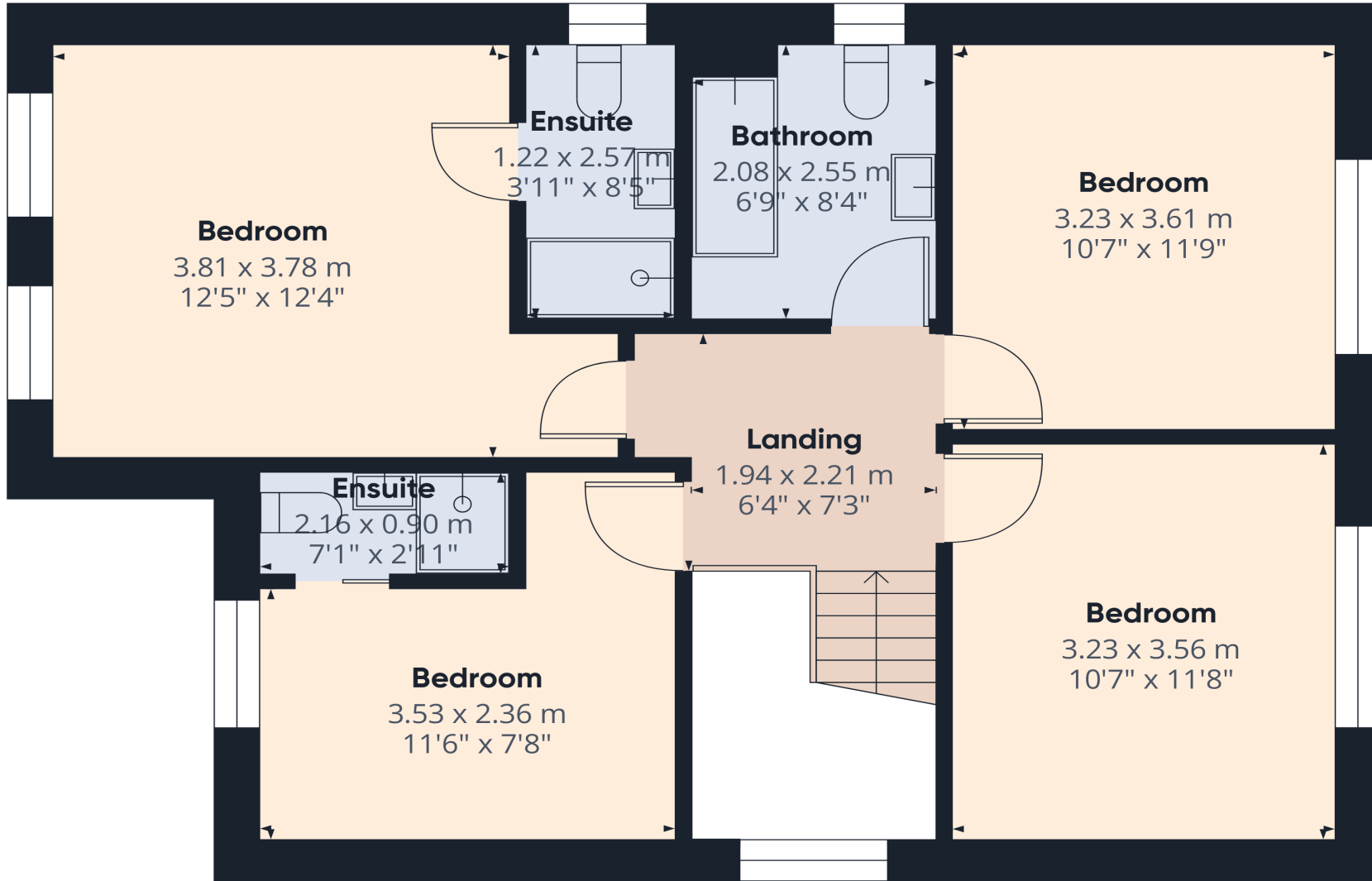
uPVC double glazed window to the rear elevation, underfloor heating.



Floor Plan



Floor Plan



Approximate total area⁽¹⁾
 63.2 m²
 680 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 1

Outside

Externally, the property is approached to the front via a pedestrian pathway leading through the front garden, which is partially laid with stone chippings and enhanced by a variety of mature flowering trees and shrubs, creating an attractive and welcoming first impression. Steps rise to the front entrance door.

To the rear, the enclosed garden has been thoughtfully designed for low maintenance and outdoor enjoyment, featuring a patio arranged over two levels, ideal for relaxing and entertaining. The garden is bordered by timber fencing and includes a raised flower bed, stone-chipped borders, and a selection of mature flowers and shrubs dispersed throughout, adding colour and interest year-round. The generous layout provides ample space for outdoor dining and social gatherings.

A block-paved driveway to the rear offers off-road parking for two vehicles.



Services

Mains water, gas, electricity and drainage.

 EE Rating - B

 Council Tax Band - E

 Directions

What3Words – dancer.passport.beads

 Virtual Tour

<https://tour.giraffe360.com/14a007a3925f4dd9ad6f599d54474dc8>

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