

Callington

PL17 7EE

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Guide Price £350,000

Callington is a small town with a thriving community situated in South East Cornwall, around 15 miles from the city of Plymouth. It has Nursery and Primary schools along with a Community College. The town has a range of amenities, shops, Doctors and Dentists

This extended detached bungalow, near to local amenities offers Chic and Individualised accommodation. VIEWING IS A MUST!

- **Fully refurbished with a ChicTheme**
- **Extended Double Lounge**
- **Modern Fitted Kitchen With Utility Room**
- **3 Bedrooms and Conservatory**
- **Garage with Ample Driveway Parking**
- **Low Maintenance Gardens**











This is the one property that is a must for viewing. The theme throughout is very Chic and it has been tastefully decorated with flair and imagination. The vendors have fully refurbished this property with an amazing transformation. The shaped Hallway gives access to each room with the benefit of Loft access with ladder. A spacious airing cupboard houses the central heating boiler.
The spacious Lounge with a twin aspect outlook now incorporates the former dining room, providing modern open plan living, ideal for entertaining family or friends. The cast iron multi fuel burner set on a hearth is an attractive focal point. The room is very adaptable with ample space to accommodate a formal dining room. The modern fitted Kitchen offers ample cupboard and work surface space whilst enjoying the rear outlook. There are fitted appliances to include the oven and hob and a multi function Qettle Tap. From here a door gives access to the enclosed Lobby hallway leading to the Garage and a super well organised utility room with Belfast sink, shelving and also incorporating further space for appliances. This is where the washing machine etc can be found.

The bedrooms are very versatile with a spacious Master positioned to the front elevation enjoying views across to surrounding countryside including Kit Hill. Bedroom Two is a further double room with a garden outlook. Bedroom 3 a single room presently used as a dining area and this is where the conservatory can be accessed. All the bedrooms benefit from sunlight being bright and airy. The generous uPVC conservatory is a wonderful place to sit and enjoy the garden outlook.
The bright sharp white Shower Room offer clean sleek lines with built in w.c, wash hand basin with built in cupboard space and a walk-in shower. This room has been fully tiled and the window at the rear allows a lot of light to flow.

A large percentage of the flooring is Oak and very easy to maintain. The property benefits from uPVC double glazing and gas central heating.









OUTSIDE

The front of the property offers a substantial driveway and parking which is suitable for numerous vehicles. This leads to the garage which has the benefit of a covered area to the front. The front garden is enclosed and stoned for ease of maintenance. From here there is access to the front entrance and a further door leads through to the rear garden also giving access to the garage and utility room.

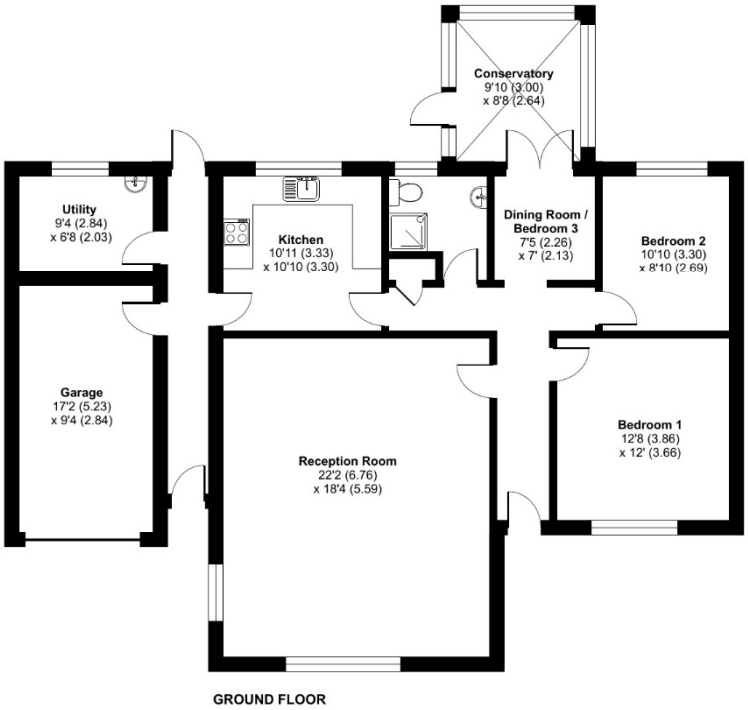
The spacious enclosed rear garden offers a paved seating and entertaining area, position for the hot tub and areas for storage if required. There are a variety of well established shrubs. To the left hand side there is also access around to the front.

All mains services are connected.

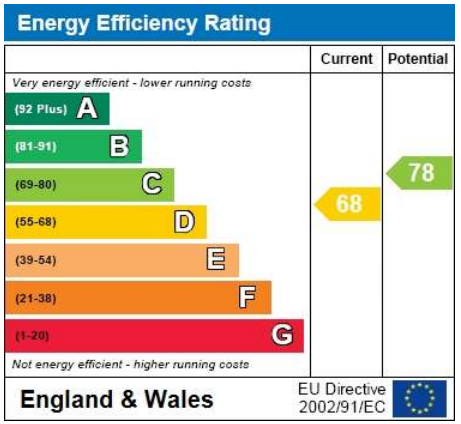
According to Cornwall Council the Tax Band is D.

Callington, PL17

Approximate Area = 1267 sq ft / 117.7 sq m
Garage = 160 sq ft / 14.8 sq m
Total = 1427 sq ft / 132.5 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Dawson Nott Ltd. REF: 1450990

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