

KIVELLS

23 Kensey Valley Meadow
Launceston, Cornwall, PL15 9NB



23 Kensey Valley Meadow

Launceston, Cornwall, PL15 9NB

Guide Price: £269,950

Spacious versatile three / four bedroom terraced property

Two bright and well proportioned reception rooms, ideal for modern family living

Generous kitchen / dining room offering excellent space for entertaining and every day use

Fully enclosed rear garden with landscaped areas

Enjoying attractive distant countryside views from the rear elevation

Conveniently situated within walking distance of local amenities

EPC - C



Description

A spacious and versatile three / four-bedroom terraced property offering well-presented accommodation arranged over multiple levels. The home benefits from two bright and well-proportioned reception rooms, providing flexible living space ideal for modern family life, home working, or entertaining guests. At the heart of the property is a generous kitchen/dining room fitted with a range of units and offering ample space for everyday dining and social occasions. To the rear, the property enjoys attractive distant countryside views, creating a pleasant outlook from a number of rooms. Outside, the fully enclosed rear garden has been thoughtfully landscaped with low-maintenance areas and multiple seating spaces, making it ideal for relaxing and outdoor entertaining. Conveniently positioned within walking distance of local amenities, shops, and transport links, this property offers an excellent combination of space, practicality, and location.

Situation

Set in a popular residential location with good access to the social, commercial and shopping facilities of Launceston town centre together with Tesco supermarket, A30 dual carriageway and Launceston College secondary school. Launceston is a former market town and the county's ancient capital nestled around its iconic Norman Castle. Being set midway between north and south coasts just inside the Cornwall / Devon border the town has a good balance of travel distance to all parts of the two counties.



Accommodation

The Room Guide

ENTRANCE HALLWAY:

Stairs rising to the second floor and down to the ground floor. LVT flooring, two round ceiling lights, radiator, and doors leading to all first-floor rooms.

W.C.:

Close-coupled W.C., pedestal wash hand basin with separate taps, LVT flooring, radiator, extractor fan, and pendant light.

KITCHEN / DINER:

Large bay window to the front elevation. Range of base and eye-level units with work surface over, inset stainless steel sink with mixer tap and drainer, tiled splashback, inset gas hob with oven below and extractor fan above. Space for a dishwasher and washing machine. Spotlights, tiled flooring, and space for a dining table.

LOUNGE:

Window and patio doors leading to a Juliet balcony enjoying distant countryside views. Fireplace with wooden mantel, hearth, and inset gas fire. LVT flooring, radiator, pendant lights, and space for living room furniture. There is also an area within the living room which creates a perfect tucked-away space for a home office. There is also access to a large understairs storage cupboard.

SECOND FLOOR LANDING:

Doors leading to all rooms, carpeted flooring, access to loft hatch, pendant light, radiator, and door to a storage cupboard.



Accommodation

The Room Guide

MASTER BEDROOM:

Window to the front elevation, space for a double bed and bedroom furniture, carpeted flooring, radiator, and ceiling light with fan.

EN-SUITE:

Obscure window to the front elevation, close-coupled W.C., pedestal wash hand basin with separate taps and tiled splashback. Tiled corner shower, radiator, and vinyl flooring.

BEDROOM THREE:

Window to the rear elevation with distant countryside views, space for a single bed and bedroom furniture, carpeted flooring, radiator, and ceiling light with fan.

BEDROOM TWO:

Window to the rear elevation with distant countryside views, space for a double bed and bedroom furniture, carpeted flooring, radiator, and ceiling light with fan.

BATHROOM:

Suite comprising a wood-panel enclosed bath with mixer tap and half-height tiling, pedestal wash hand basin with mixer tap, close-coupled W.C., walk-in tiled corner shower, extractor fan, radiator, spotlights, and vinyl flooring.

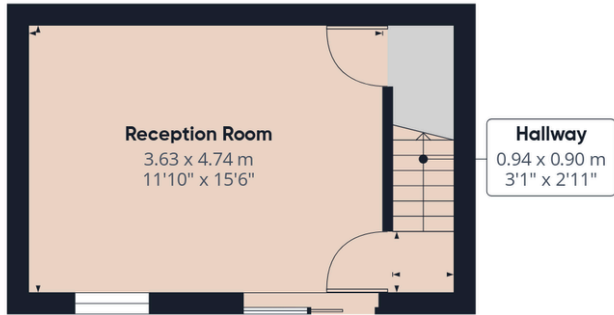
RECEPTION ROOM:

Stairs descend from first floor hallway. Window and sliding doors leading to the rear garden. Fireplace with wooden mantel, tiled surround, and hearth. Carpeted flooring, radiator, and pendant lights. A great space which could be used as a further reception room, playroom, or additional bedroom. There is also a door leading to a further storage cupboard.

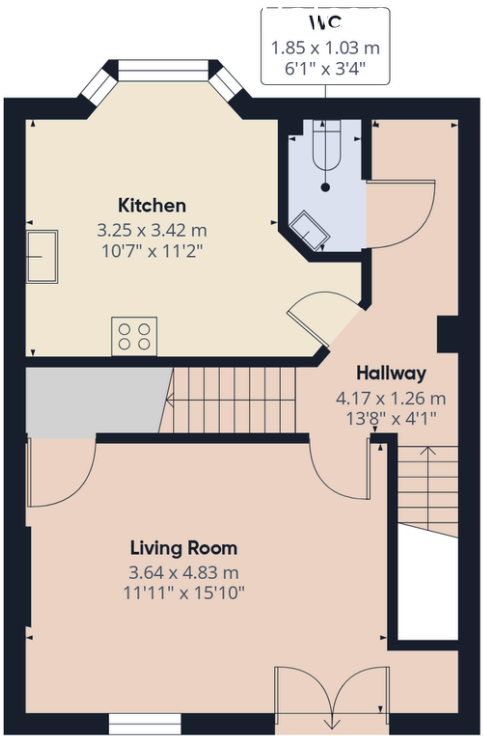


Floor Plan

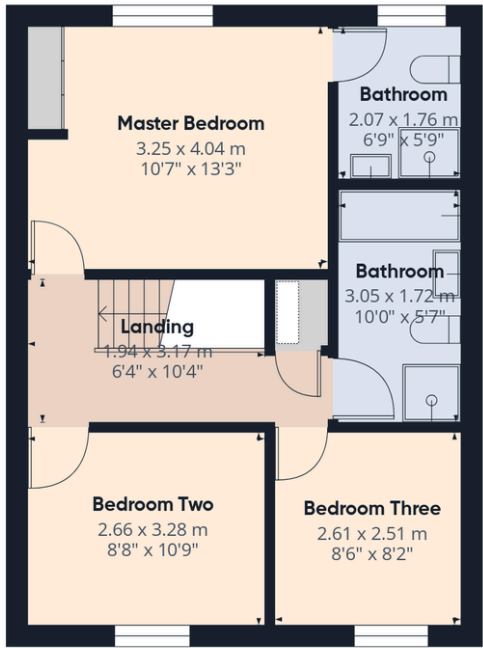
See The Layout



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
107.7 m²
1159 ft²

(1) Excluding balconies and terrace

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

GIRAFFE360

Additional Information

Useful Property Information

SERVICES:

Mains Water | Mains Electricity | Mains Gas | Mains Drainage

VIEWINGS:

Strictly by appointment only. Please call 01566 777 777 or email launceston@kivells.com to book your viewing.

Virtual Tour available on request.

DIRECTIONS:

What3words: /// keepers.headliner.nightfall

EE RATING: C

COUNCIL TAX BAND: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Outside

The fully enclosed rear garden has been thoughtfully landscaped to create several distinct seating and entertaining areas. Adjoining the sliding patio doors is a level patio, ideal for outdoor dining and relaxing. Steps lead down to a further low-maintenance landscaped section, providing additional usable outdoor space.

Positioned at the bottom of the garden is a detached shed. The garden is enclosed on all sides, offering a good degree of privacy. Although the property does not benefit from private off-road parking, there is ample unrestricted on-street parking immediately outside the property.



DISCLAIMER:

Kivells, their clients, and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, boundaries, measurements, or distances are approximate. The text, photographs, CGI's, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other consents, and Kivells have not tested any services, equipment, or facilities. The property is sold subject to all matters in the Property and Charges Register, including rights of way, wayleaves, and easements. Purchasers are deemed to know all boundaries; neither the vendor nor agents will define them. Boundary disputes will be decided by the vendor's agent. Nothing in these particulars constitutes financial advice. Seek your own financial advice. Using Mortgage Genies SW Ltd. services will result in a referral fee of £300 incl. VAT to Kivells. Kivells retains copyright to all sales particulars, photographs, floor plans, sketches, and advertisements.

KIVELLS



2 Broad Street, Launceston, Cornwall, PL15 8AD
01566 777777 | launceston@kivells.com | kivells.com