

KIVELLS

51 Beechwood Drive
Camelford, Cornwall, PL32 9NB



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Guide Price: £275,000

Spacious three bedroom semi-detached family home

Generous L shaped kitchen/dining room opening onto the garden

Immaculately finished and decorated throughout

Two double bedrooms and versatile third bedroom

Large, enclosed rear garden with established planting and excellent privacy

Single garage and off road parking for two vehicles

uPVC double glazing, oil fired central heating and EPC C



Description

A spacious three bedroom semi-detached family home with a fantastic rear garden, garage and parking, set within a popular residential area of Camelford.

Well presented throughout, the property offers generous and practical accommodation including a comfortable sitting room and an impressive L shaped kitchen/dining room, providing an excellent family and entertaining space with doors opening directly onto the rear garden. There is also a useful ground floor cloakroom, whilst upstairs are three bedrooms, including two good sized doubles, together with a spacious modern family bathroom.

A real feature of the property is the large, private rear garden, which has been thoughtfully landscaped to provide patio and lawned areas, established planting and plenty of space for children to play. The bespoke timber tree house with slide is a particularly fun addition and makes this an excellent garden for a young family.

To the front is an attractive lawned garden with stone walling and railings, whilst to the rear is a single garage with light and power together with off road parking for two vehicles.

With uPVC double glazing, oil fired central heating and an EPC rating of C, this is a comfortable and appealing family home offering excellent space both inside and out, conveniently positioned for Camelford and its range of everyday amenities.



Accommodation

The Room Guide

ENTRANCE HALL:

Partially glazed timber door with obscure glass gives access. Two ceiling lights, stairs rising to first floor with under stair storage cupboard, central heating radiator and fitted carpet. Space for coat and boot storage, telephone point and door to:-

LIVING ROOM:

SuPVC double glazed window to the front. Gas feature fireplace with stone surround and hearth, wall and ceiling lighting, central heating radiator and fully fitted carpet.

CLOAKROOM:

uPVC double glazed window to the side with obscure glass. Close coupled W.C. and hand wash basin with tiled splash backing. Central heating radiator. Recessed spotlights, wood effect vinyl flooring and location of electrical consumer unit.

KITCHEN / DINER:

uPVC double glazed window overlooking the rear garden. Excellent range of wall and base units with roll top work surface having integrated double oven and inset electric hob with extractor hood above and tiled splash backing, space and plumbing for both dishwasher and washing machine. Cupboard housing gas combi boiler, wood effect vinyl flooring and opening to the dining area comprising central heating radiator and full length uPVC sliding patio doors to the rear garden.

FIRST FLOOR LANDING:

uPVC double glazed window to the side. Ceiling light, loft access with light and ladder, partially boarded. Storage cupboard and separate airing cupboard with slatted shelving. Central heating radiator and door to:-



Accommodation

The Room Guide

BEDROOM THREE:

A single bedroom with uPVC double glazed window to the front aspect. Integrated bed, telephone and T.V. points, fitted carpet, ceiling light and built-in storage shelving.



BEDROOM TWO:

Double bedroom with uPVC double glazed window to the front with central heating radiator underneath. Fitted carpet, T.V. and telephone points.



BEDROOM ONE:

Double bedroom with uPVC double glazed window to the rear. Pendant ceiling light, fitted carpet, central heating radiator and space for bedroom furniture.



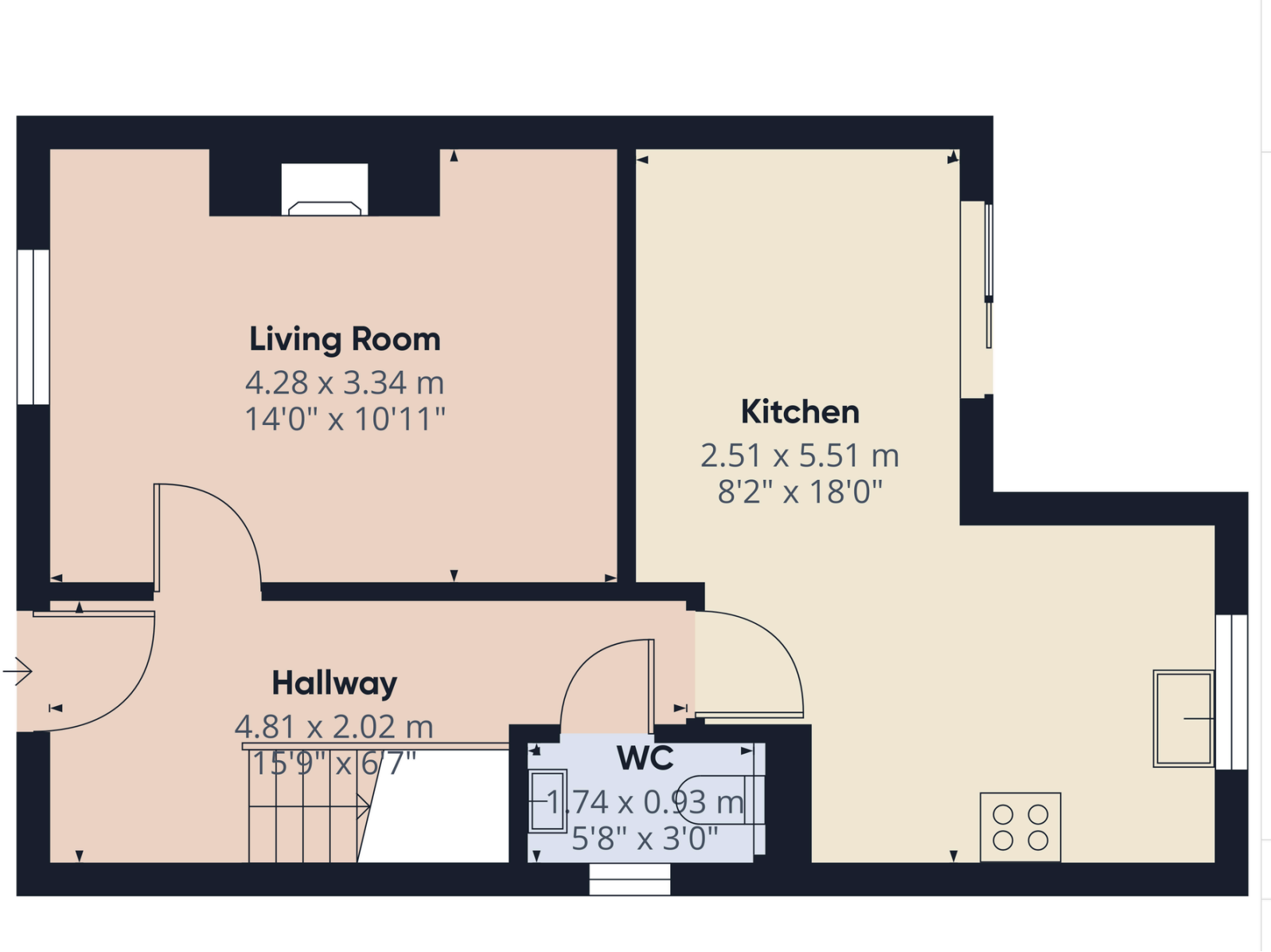
FAMILY BATHROOM:

Velux sky light. Vanity unit with inset hand wash basin and mixer tap over, close coupled W.C. and panel enclosed bath with mixer tap and mixer shower over. Recessed spotlighting, wood effect vinyl flooring, extractor fan, wall directional light, central heating radiator and tiled to half height.

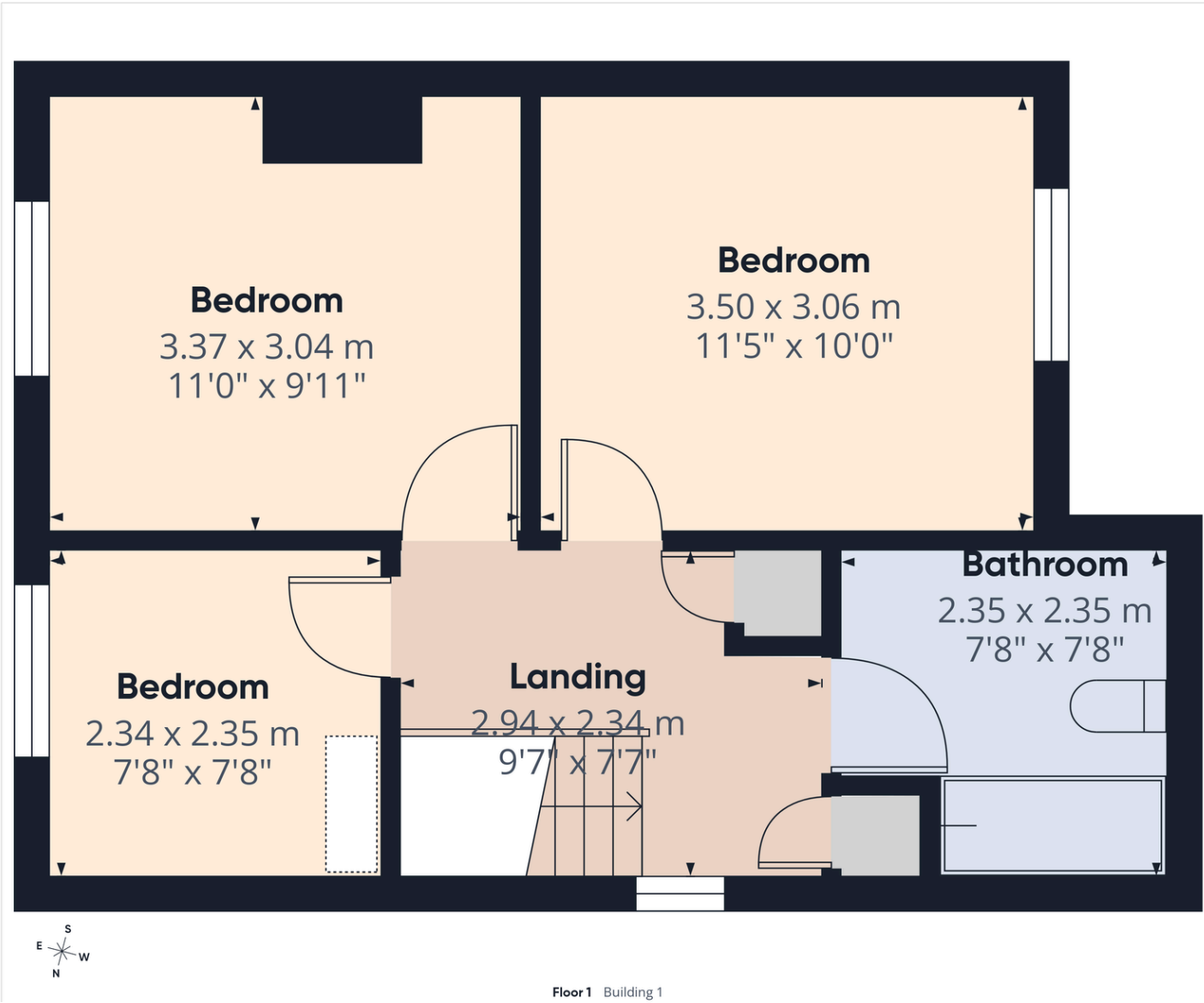
Floor Plan

See The Layout

Ground Floor



First Floor



Additional Information

Useful Property Information

SERVICES:

Mains Water | Mains Electric | Mains Drainage | Oil fired central heating

VIEWINGS:

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

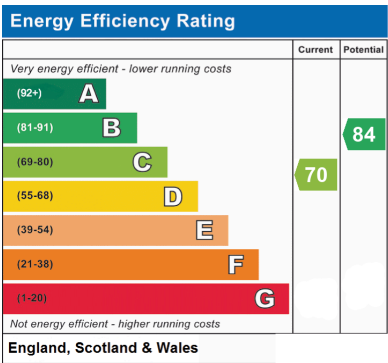
Virtual Tour available on request.

DIRECTIONS:

What3words: /// clubs.showering.dampen

EE RATING: C

COUNCIL TAX BAND: C



OUTSIDE:

The property is approached from the estate road with walled front garden having attractive ornate iron railing. The front garden is principally laid to lawn with paved pathway leading to the front door and also around the side of the property by a pedestrian gate.

The other side has a gravel path against the property with a high stone wall to the right hand side and further paved pathway leading to the patio. From the patio there are five steps down to the principal lawn area with established griselinia hedge and shrub borders enjoying excellent privacy. The raised lawn has been well maintained with low box hedging and below is a further paved pathway leading around the side of the garage. At the far end of the garden is a raised flower bed with sleeper border and fully integrated custom tree house with slate tiled roof and timber clad complete with steps and slide.

To the rear of the garden a further established stone wall with excellent privacy afforded by the established Graziella, space for excellent storage shed, location of oil tank with wall surround and rear entrance door to the back of the garage.

Single garage with up and over vehicular door in addition to power and lighting.

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