

KIVELLS

Trogenza
Liskeard, Cornwall





Trogenza

St. Cleer Road, Liskeard, PL14 3HJ

Guide Price: £290,000-£300,000

Three bedroom semi-detached home with spacious accommodation

Well presented with low maintenance rear garden

Summerhouse & shed, both with power

Expansive grounds with potential for landscaping or extension STP

Off-road parking available for two vehicles



Description

Occupying a convenient position on the outskirts of Liskeard town centre, this attractive three-bedroom semi-detached home offers spacious, light-filled accommodation throughout and is beautifully suited to modern family living.

Presented to a good condition, the property provides well-proportioned and versatile living spaces throughout.

Perfectly positioned within walking distance of Liskeard's excellent range of shops, schools, supermarkets, leisure facilities and public transport links, the property has a good residential setting with the convenience of having everything close at hand.

Complemented by an enclosed low-maintenance garden, off-road parking for two vehicles, and excellent outdoor storage, this is a fantastic opportunity to acquire a home that offers both practicality and lifestyle in equal measure.



Accommodation

Ground Floor

Entrance via uPVC door with obscure double glazed panelling opening into:-

HALLWAY:

Doors off to all ground floor rooms, stairs rising to the first floor with under stair storage below, radiator, built-in storage cupboard, door into:-

W.C:

Obscure uPVC double glazed window to the front elevation, low-level W.C, pedestal washed hand basin with mixer tap and tiled splashback, radiator.

KITCHEN:

uPVC double glazed window to the front elevation, a range of fitted wall and base units with roll top works surfaces over incorporating a 1 1/2 bowl stainless steel sink with mixer tap over, under counter space and plumbing for washing machine, integrated dishwasher, integrated fridge freezer, built in oven with four ring electric hob and extractor fan over, under counter space for tumble dryer.

LIVING ROOM:

uPVC double glazed bifold doors leading to the conservatory, television point, woodburning stove with granite mantle and heath, radiator.

CONSERVATORY:

Triple aspect having uPVC double glazed windows to the side and rear elevations, uPVC double glazed double doors opening into the garden beyond.



Accommodation

First Floor

Doors off to all first floor rooms, radiator, built in airing cupboard.

BEDROOM:

uPVC double glazed window to the front elevation, radiator.

BEDROOM:

uPVC double glazed window to the front elevation, radiator, television point.

BATHROOM

Bath with panelled surround and mixer shower tap over, pedestal wash hand basin with mixer tap, low-level W.C, chrome heated towel radiator, shower cubicle with mixer shower and glazed shower screen door, half height tiling.

MASTER BEDROOM

uPVC double glazed windows to the rear elevation, radiator, access to attic via loft hatch, door into:-

ENSUITE

Shower cubicle with mixer shower over and glazed shower screen doors, pedestal wash hand basin with mixer tap over, low-level W.C, tiled floor to ceiling, LED downlights, chrome heated towel radiator.



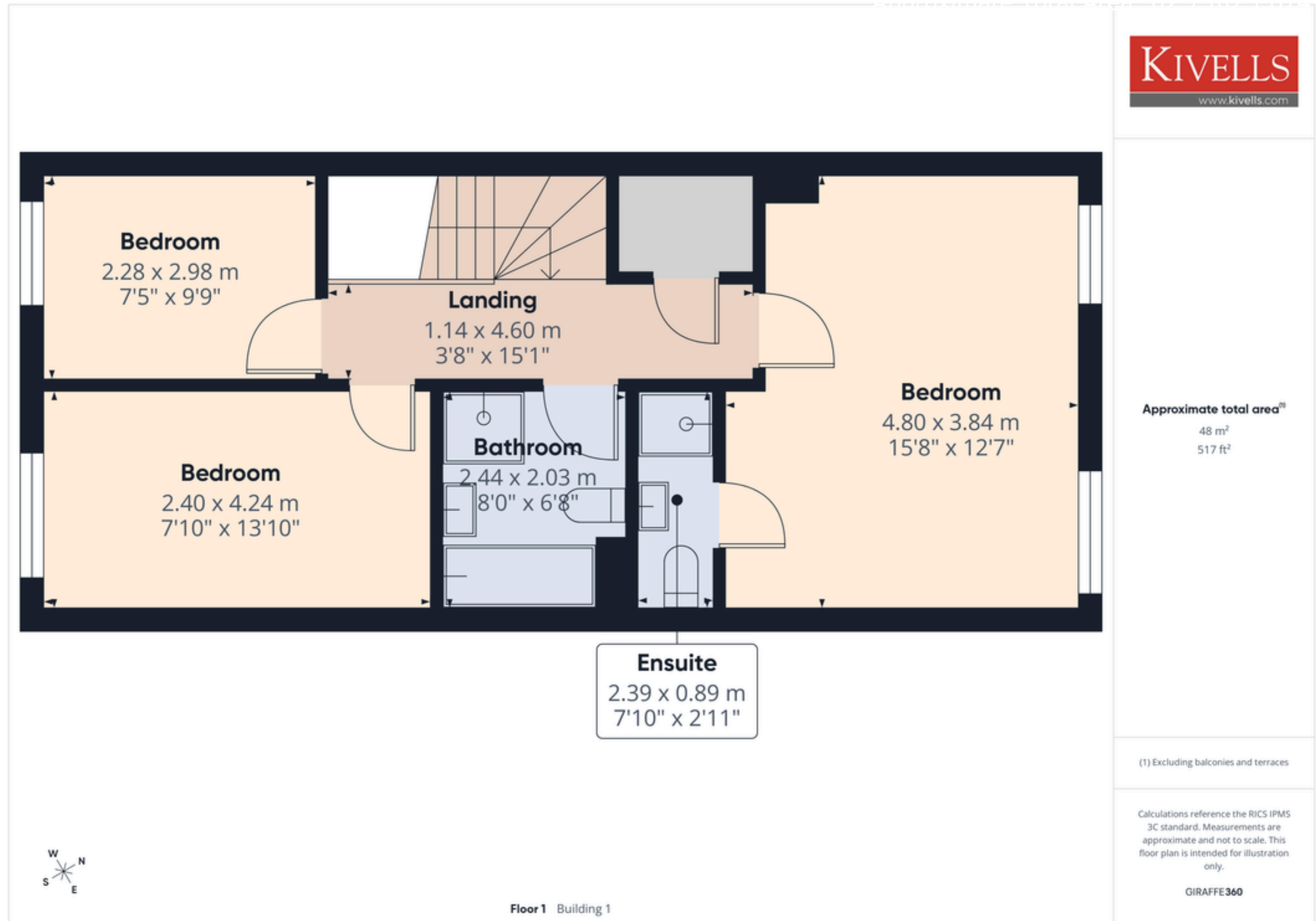
Floor Plan

Ground Floor



Floor Plan

First Floor



Outside

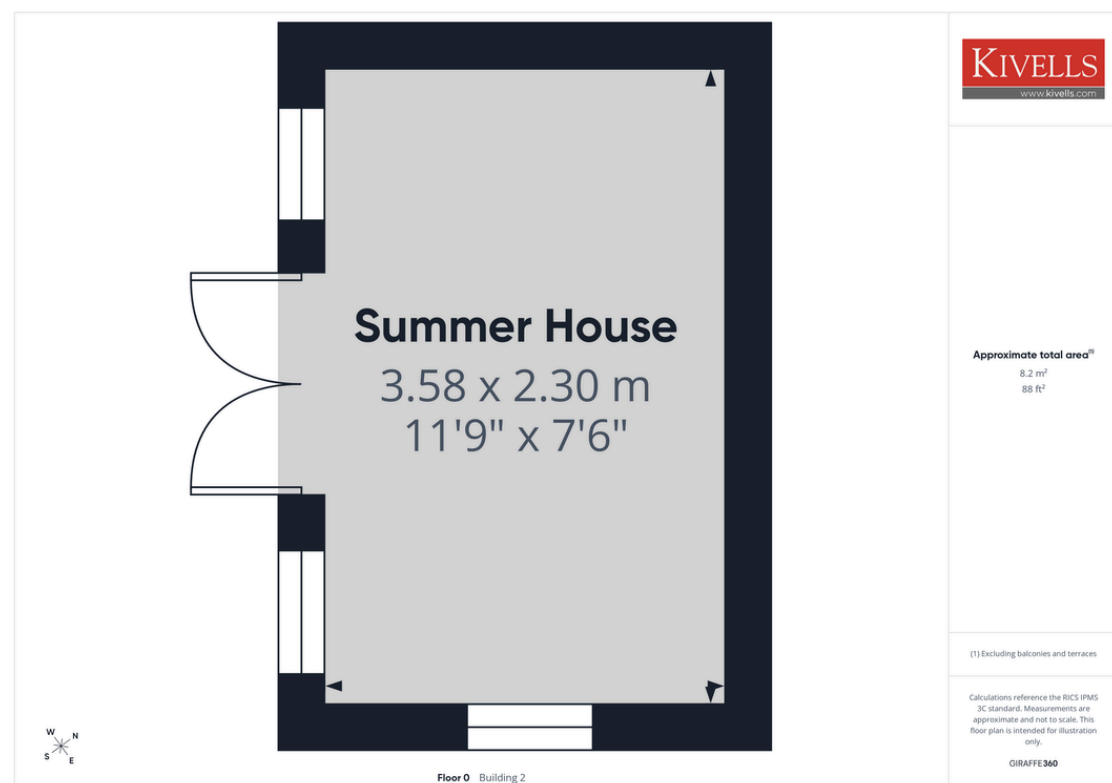
The property is approached via steps leading to the front entrance, with side access providing convenient access to the rear garden.

The enclosed rear garden has been designed for low-maintenance living and features a generous patio seating area, ideal for outdoor dining and entertaining.

There are mature flowering trees and shrubs providing colour and privacy, together with a summer house benefiting from power, making it suitable for a variety of uses such as a home office or hobby room.

A separate shed also benefits from electricity, offering excellent storage or workshop space.

The property further benefits from off-road parking for two vehicles to the front elevation.





Additional Information

Useful Property Information

SERVICES:

Mains | Water | Electric | Gas | Drainage

VIEWINGS:

Strictly by appointment only. Please call 01579 345543 or email liskeard@kivells.com to book your viewing.

Virtual Tour - <https://tour.giraffe360.com/7e32f8c87b274e98aa79d0dc9f5b21e4>

DIRECTIONS:

What3words: [///hears.according.scavenger](#)

EE RATING: C

COUNCIL TAX BAND: C

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