





Enjoying fantastic views towards the town centre, Norman Castle and nearby open countryside is this stunning detached bungalow offering 3 bedrooms. The accommodation has been tastefully refurbished and has a great size rear garden.

You step into a wonderful dual aspect open plan living room, dining area and kitchen. The living room is positioned in front of a large picture window with a great view. Adjoining the living room is the rear aspect dining area that is situated in front of French doors giving access to the rear garden. The kitchen is a wonderful space that has been completely redesigned and refitted with a range of modern eye and base level units under a solid stone work surface. There is a range of integrated appliances, plus a side door into the side garden.

Off the living room is a door into an inner hallway with access to the bedrooms and family bathroom. The master bedroom is front aspect with a pleasant outlook and built in wardrobes. The guest bedroom is a rear aspect double, again with built in wardrobes and private view over the garden. The final bedroom is a comfortable single bedroom or indeed a useful hobbies room. The family bathroom is simply stunning and has been a labour of love by our vendor. There is a matching 4 piece suite including a separate bath with an integrated tap and a large freestanding shower enclosure. The entire property has been tastefully redecorated and has had all new flooring. The property also benefits from modern day conveniences including double glazing and central heating.

In front of the property is a driveway for 2 vehicles plus an attached single garage and EV charging point. The rear garden is a very good size and is enclosed to all sides. The garden is laid to lawn with a number of mature shrubs and detached garden shed. Opposite the French doors is a level patio area ideal for outside dining. The garden enjoys the view over the rooftop towards the town centre and nearby countryside.



- Stunning detached 3 bedroom bungalow
- Recently updated with a new kitchen and bathroom
- Open plan dual aspect sitting/dining/kitchen

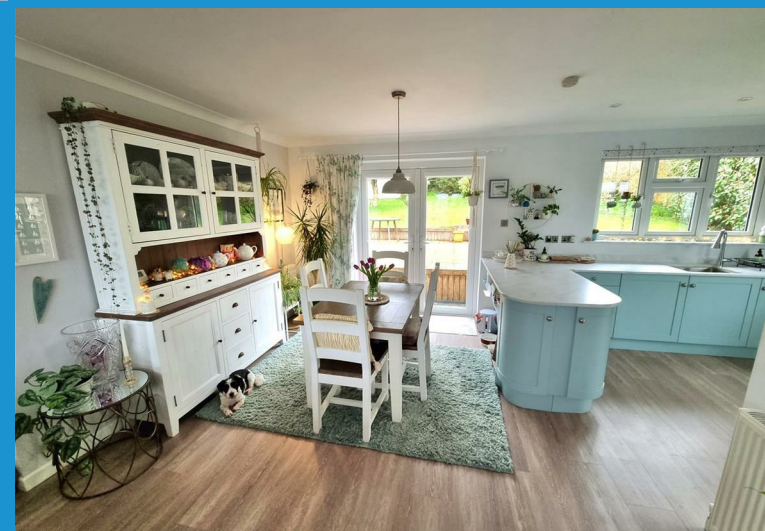
- Master bedroom with built in wardrobes
- Great Views
- Parking for 2 Vehicles plus a Garage

### Situation

Launceston is an ancient town steeped in History with the imposing Launceston Castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Launceston is centred one mile (1.6 km) West of the River Tamar, which constitutes almost the entire border between the Cornish peninsula and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline whilst providing great access to Plymouth and Exeter and beyond. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Foodhall and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling. Did you know? The very impressive Launceston Castle dates from Norman times. Before the 13th century AD Launceston used to be the capital of the Earldom of Cornwall. Launceston has given its name to other places in the world including Australia. The Cornish name is Lannstefan and Lannstefan is Cornish for Church of St Stephen.

### Directions

From the town centre, proceed along St Thomas Road and through the traffic lights at Newport. At the mini roundabout drive straight over and onto St Stephens Hill and proceed up the road, taking the left hand turning for Underhays lane, then taking the next left hand turning for Hollies Road. Follow the road down and take the right and then right again towards the back of the close, where the property can be located on the left hand side. The Postal Code for the property is PL15 8HB.





**Living Room**  
18'0" x 12'9" (5.51m x 3.91m )

**Dining Room**  
11'8" x 10'2" (3.58m x 3.12m )

**Kitchen**  
11'3" x 10'9" (3.43m x 3.30m)

**Bedroom 1**  
13'8" x 10'9" (4.19m x 3.30m)

**Bedroom 2**  
13'11" x 8'11" (4.26m x 2.74m )

**Bedroom 3**  
8'11" x 7'3" (2.74m x 2.21m)

**Bathroom**  
10'2" x 8'2" (3.12m x 2.49m )

**Garage**  
16'11" x 10'11" (5.18m x 3.35m )

**Services**  
Mains Electricity, Water and Drainage  
Oil Fired Central Heating  
Council Tax Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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# Hollies Road | Launceston



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.