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Mayne Close | Launceston



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Price Guide £435,000







Located within a select cul de sac development is this well presented detached family home. The property offers 4 bedroom and 3 bathrooms. The gardens are to the rear and wonderfully landscaped with pleasant views. Furthermore the property offers a detached double garage and driveway parking.

You step into a generous hallway with staircase to the first floor, cloakroom and useful front aspect study. The kitchen/breakfast room is rear and aspect with a pleasant view and plenty of eye and base level units. Adjoining the kitchen is a useful utility room and door to the gardens. The sitting room is light and airy with French doors out to the garden. From here glazed double doors open into the separate front aspect dining room perfect for family get togethers.

On the first floor are 4 bedrooms and 3 bathrooms. The main bedroom is a great size with a view over the rear garden. The bedroom has built in furniture and adjoins an en suite shower room. Bedroom 2 is another double guest bedroom with built in furniture and an en suite shower room. The remaining bedrooms all share a family bathroom with a matching 3 piece suite.

The property is approached off a quiet cul de sac where you will see a detached double garage with driveway parking for 2 vehicles. Steps lead past the tiered front garden to the covered entrance porch. The West facing rear garden is fully enclosed to all sides and has a large area of lawn flanked but mature flower borders. Adjoining the sitting room is an outside seating area. To one side of the garden is a large raised decked area enjoying a view towards the town centre and Castle.









- Well presented detached family home
- 4 bedrooms and 3 bathrooms
- 2 separate reception rooms
- Kitchen/breakfast overlooking the garden
- Master bedroom with an en suite shower room
- Landscaped enclosed rear garden with views
- Quiet cul de sac position
- Detached double garage with driveway parking

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 Food and Costa Coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode to the property is PL15 8XQ. 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 hill and turn left into Mayne Close. Follow the road into the development and bear left and right down the hill where the property will be seen on your right.







Entrance Hallway

WC
4'11" x 4'4" (1.51m x 1.33m)

Study
7'9" x 5'11" (2.38m x 1.81m)

Dining Room
11'10" x 11'3" (3.62m x 3.43m)

Living Room
19'7" x 11'6" (5.99m x 3.53m)

Kitchen
11'6" x 11'3" (3.53m x 3.43m)

First Floor

Bedroom 1
14'10" x 11'1" (4.53m x 3.39m)

Ensuite
8'0" x 5'7" (2.44m x 1.71m)

Bedroom 2
12'0" x 11'3" (3.66m x 3.43m)

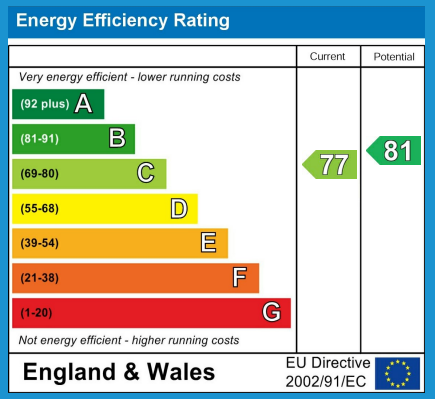
Ensuite
8'9" x 4'7" (2.67m x 1.42m)

Bedroom 3
13'8" x 8'8" (4.18m x 2.65m)

Bedroom 4
11'0" x 7'7" (3.36m x 2.32m)

Bathroom
6'5" x 5'6" (1.96m x 1.68m)

Services
Mains Electricity, Gas, Water and Drainage.
Council Tax Band E



Ground Floor



First Floor



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The Property Ombudsman

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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.