view property
Town • Country • Coast

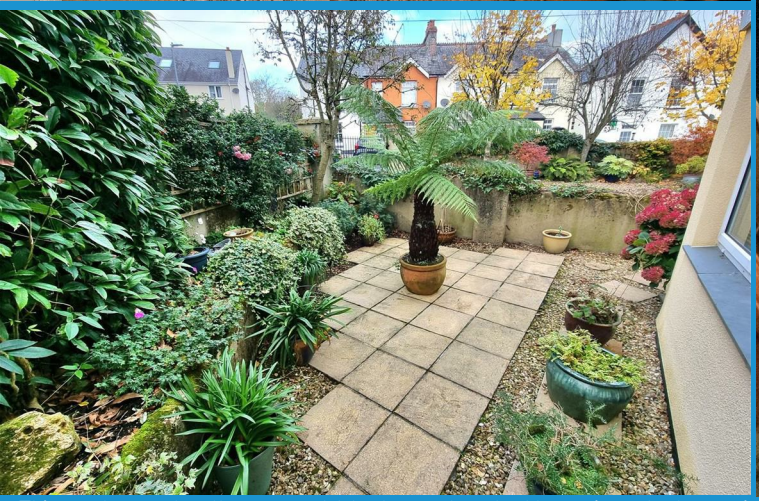
Wooda Lane | Launceston



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Price Guide £365,000







This modern and well presented 4 bedroom detached home is tucked away in a small, quiet gated cul de sac of only 2 properties. Found in immaculate condition throughout with an easy to maintain garden plus a single garage and parking.

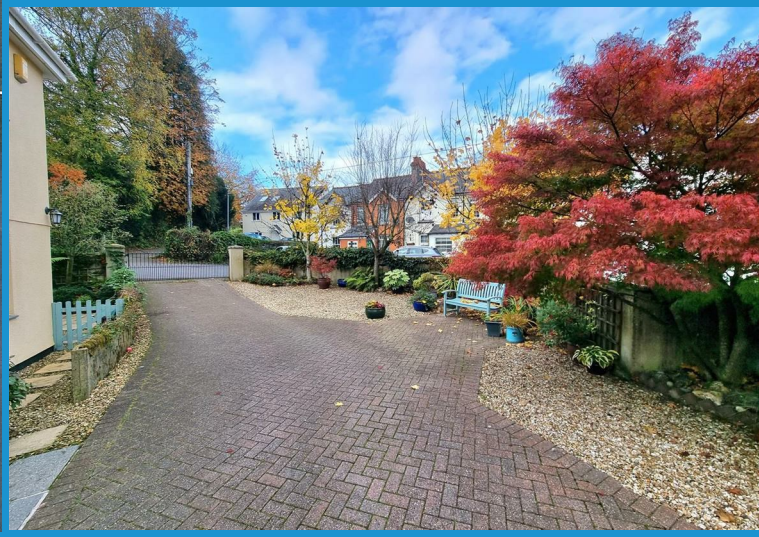
You step into a porch which gives access to the useful ground floor study ideal for those who work from home. The hallway provides access to all ground floor accommodation plus the staircase to the first floor with a full length feature window allowing in lots of natural light. The sitting room is dual aspect with a box bay window to one side making it a bright room. To the other side is a chimney breast housing an electric fireplace. The generous kitchen/dining room offers a range of modern eye and base level units with space for white goods. Beyond the kitchen is a dining area with double glazed french doors opening out to the patio. Also situated on the ground floor is a useful shower room.

Off the light and airy landing is 4 bedrooms all sharing the family bathroom. The master bedroom is a fantastic size with a feature box bay window with a pleasant outlook. There is plenty of space for freestanding bedroom furniture. Bedrooms 2 and 3 are good size double rooms and perfect for guests. Finally bedroom 4 is a large single. The family bathroom has a matching 3 piece suite.

The property is approached through a metal gate that opens onto a shared brick paved driveway. The neighbour has a right of way over the driveway. The property has a single garage perfect for storage! The low maintenance gardens are to the side and rear. There are 2 paved patio areas, one adjoining the dining area and the other to the side of the property. To the far side of the shared drive is a further area of garden with a range of trees and shrubs providing colour all year round.







- Modern detached 4 bedroom house in quiet position
- Dual aspect sitting room with box bay window
- Kitchen/dining room with doors out to the patio
- Generous size master bedroom
- Low maintenance gardens plus a single garage
- Quiet location with a driveway shared with another neighbour
- Study and ground floor shower room
- Well maintained both inside and out

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 8HY. From the town proceed down St Thomas Road and take the left hand turning just before the traffic lights onto Tredydan Road, proceed along this road where the property can be seen on the corner on your left hand side.









Entrance Hallway

Kitchen / Dining Room
17'6" x 12'1" (5.35m x 3.69m)

Sitting Room
17'7" x 11'6" (5.36m x 3.53m)

Study
9'1" x 8'5" (2.79m x 2.57m)

WC
7'10" x 4'0" (2.40m x 1.24m)

Garage
19'4" x 8'4" (5.91m x 2.55m)

First Floor

Bedroom 1
17'6" x 11'8" (5.35m x 3.56m)

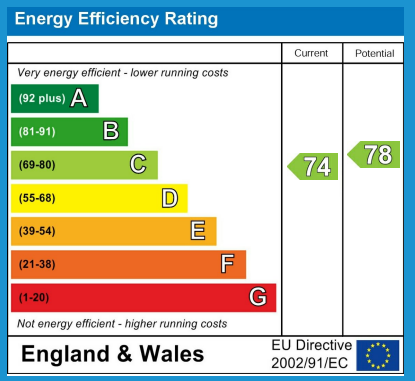
Bedroom 2
13'2" max x 11'5" max (4.02m max x 3.50m max)

Bedroom 3
10'9" x 9'6" (3.29m x 2.91m)

Bedroom 4
9'6" x 6'7" (2.91m x 2.03m)

Bathroom
7'9" x 7'0" (2.37m x 2.15m)

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



Ground Floor



First Floor



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Jabberwocky

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The Property Ombudsman

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AML CHECKS:
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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.