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Brookside Close | Launceston

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Price Guide £345,000

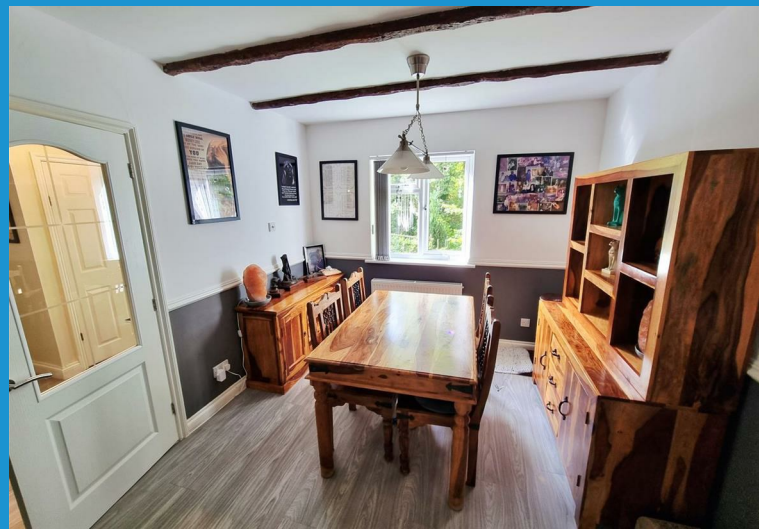
Detached individual split level family home offering spacious living together with a large corner plot. The property has a lower ground floor reception room, plus a feature first floor sitting room with a vaulted ceiling. Outside there is plenty of driveway parking plus a manageable garden adjoining a stream.

You enter the home into a hallway with stairs both upstairs and down, plus an understairs cupboard and a ground floor WC. The kitchen/dining is dual aspect with windows to the front and rear. The kitchen area has a range of eye and base level units and is open plan to the front aspect dining area. Adjoining the kitchen is a separate utility room with a door to the rear garden. There is a generous conservatory overlooking the side garden.

On the lower ground floor is a second reception room that opens out to the driveway. This room is perfect as a teenagers den or a second room to retreat to away from the main house. On the half landing is a large dual aspect sitting room which has a feature vaulted ceiling and French doors out to an enclosed first floor balcony.

On the first floor are 3 bedrooms and a family bathroom. The master bedroom is rear aspect with space for free standing wardrobes along with an en suite shower room. Bedroom 2 and 3 share the family bathroom which has a matching 3 piece suite along with a shower over the bath.

You approach the property through a 5 bar wooden gate into a large gravel driveway for at least 4/5 vehicles and is possible for a motor home to be parked. The gardens are located to the side and rear of the property and are laid to lawn with a seating area. From the driveway steps lead down to the stream, which is a peaceful place to sit listening to the running water. Located within the gardens and driveway is a large detached shed on a concrete base plus a second double skinned garden shed.



- Individual detached split level home
- 3 Bedroom and 2 bathrooms
- 3 separate reception rooms
- Tucked away situation yet close to town
- Plenty of driveway parking
- Walking distance to a popular primary school
- Lawn gardens with stream frontage
- Scope to add double garage (STP)

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 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 alongside the City's of Plymouth and Exeter in the other direction. 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 for the property is PL15 8SY. What Three Words 'acclaimed.tame.flux' will take you to the property. From the Town Centre, follow St Thomas Road, through the traffic lights and to the roundabout. Take the third exit and at the min round about turn left into Roydon road. Follow this road bearing left. Turn left into Bickford Road and proceed down the hill into Brookside Close and the property will be seen ahead.

Entrance Hallway

Kitchen / Dining Room
25'1" x 9'8" (7.65m x 2.97m)

Utility Room
9'2" x 5'6" (2.81m x 1.68m)

WC
5'1" x 2'11" (1.55m x 0.89m)

Sunroom
10'10" x 9'7" (3.32m x 2.94m)

Reception Room / Bedroom 4
17'1" x 12'8" (5.23m x 3.87m)

First Floor

Living Room
18'5" x 13'3" (5.62m x 4.05m)

Bedroom 1
10'3" x 10'0" (3.14m x 3.05m)

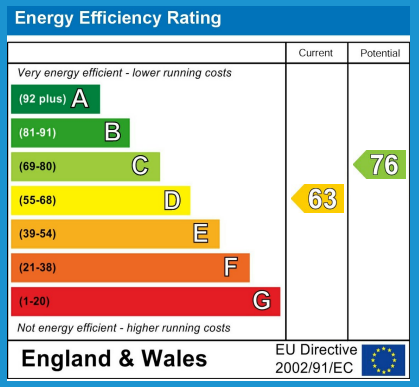
En-Suite
5'6" x 4'11" (1.69m x 1.52m)

Bedroom 2
10'1" x 10'0" (3.08m x 3.05m)

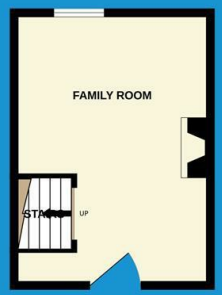
Bedroom 3
9'8" x 8'7" (2.95m x 2.64m)

Bathroom
8'0" x 5'3" (2.44m x 1.62m)

Services
Mains Electricity and Water.
Private Drainage
Oil Fired Central Heating.
Council Tax Band E

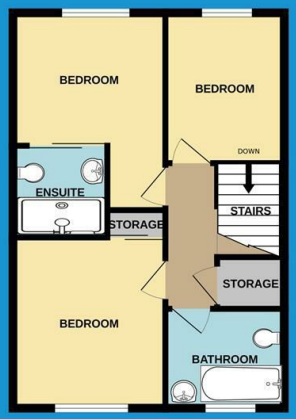


Lower Ground Floor



Ground Floor

First Floor



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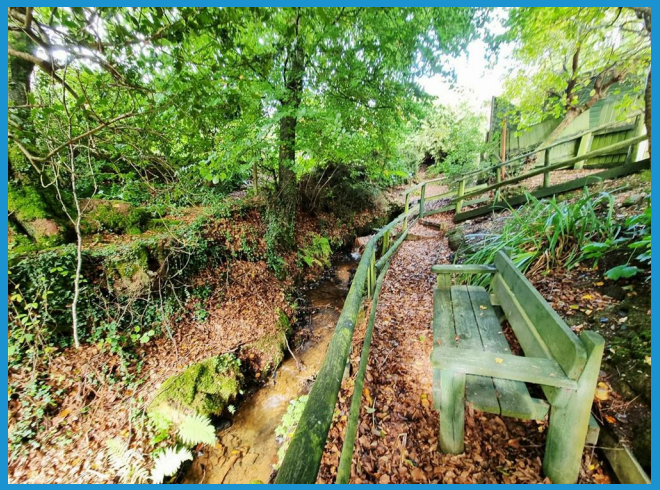

The Property Ombudsman

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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.