



# 26 Maddever Crescent

Liskeard, Cornwall, PL14 3PT

KIVELLS

# *Seasons, 26 Maddever Crescent*

Liskeard, Cornwall, PL14 3PT

Guide Price £300,000

Deceptively spacious three bedroom detached house

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Conveniently located on the periphery of the Town Centre

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Boasting far reaching views

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Off road parking and garage

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## Description

Excellent positioned in a peaceful residential area, this spacious detached house offers well presented living accommodation throughout and boasts far reaching views.

Having three well-appointed bedrooms, it is ideal for families or individuals seeking a generously proportioned home.

The property has a beautiful garden, perfect for outdoor gatherings and relaxation.

Off-street parking is available on the private driveway, leading to a single garage that offers a wealth of possibilities for its use.

With easy access to local amenities, schools and transport links, a viewing is highly recommended.



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## Accommodation

Entrance via composite door with obscure glazed panelling inset opening into:

### Entrance Hall

Doors off to all ground floor rooms, stairs lowering to lower ground floor, stairs rising to the first floor, door into integral garage, built-in storage cupboards, radiator, uPVC double glazed window to the front elevation.

### Cloakroom

Obscure uPVC double glazed window to the side elevation, wash handbasin with mixer tap and vanity storage below, low-level W.C, eaves storage.

### Bedroom

uPVC double glazed window to the front elevation, radiator.

### Lower Ground Floor

Doors off to all lower ground floor rooms, under stair storage, radiator.

### Living Room

uPVC double glazed double sliding doors leading to the rear garden, radiator, television point, coving to ceiling.

### Kitchen/ Dining Room

Dual aspect having uPVC double glazed windows to the rear and side elevations, radiator, telephone point, a range of fitted wall and base units with square top work surfaces over incorporating a one and a half bowl stainless sink and drainer with mixer tap, integrated electric oven with four ring electric hob

and extractor fan over, integrated dishwasher, LED downlighting, space for freestanding fridge freezer, obscure uPVC double glazed door leading into:

### Sunroom

Triple aspect having uPVC double glazed window to the front side and rear elevations, uPVC double glazed door leading to the front elevation.

### First Floor

Doors off to all first floor rooms.

### Bedroom

uPVC double glazed window to the rear elevation with countryside views beyond, built-in wardrobe, radiator, access to attic via loft hatch.

### Bedroom

uPVC double glazed window to the rear elevation with countryside views beyond, built-in wardrobe, radiator, coving to ceiling, access into eaves storage.

### Bathroom

Obscure uPVC double glazed window to the side elevation, shower cubicle with glazed shower screen and mixer shower over, low level W.C, wash hand basin with mixer tap and vanity storage below, access to attic via loft hatch, LED downlighting, heated towel radiator, wooden door obscure glazed panelling inset opening into:

Corner bath with individual taps, radiator, tiled floor to ceiling, built-in cupboard housing a Worcester combi boiler.



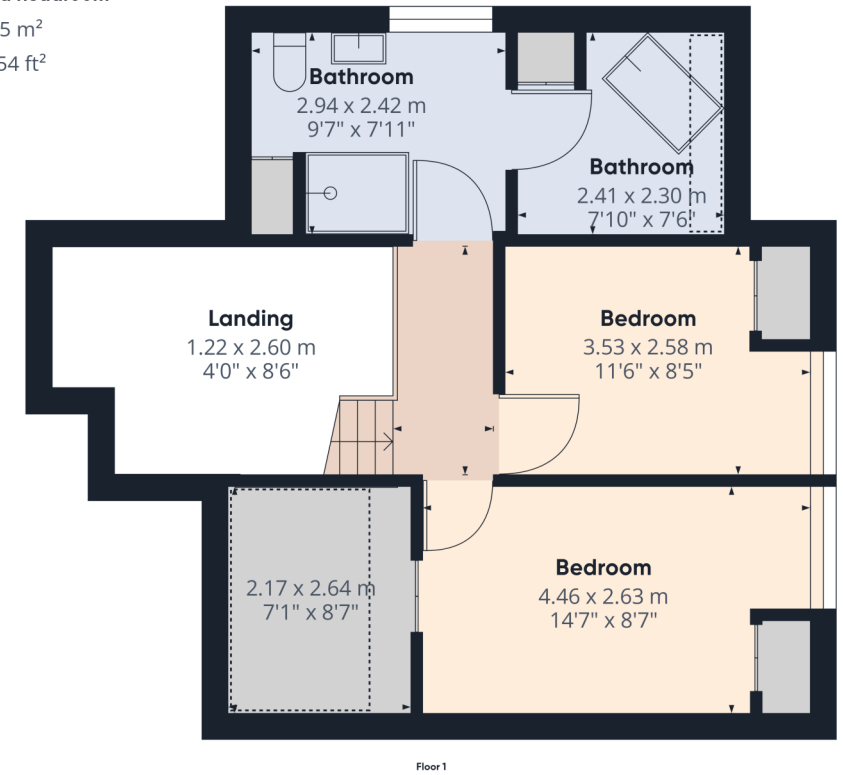


Approximate total area<sup>(1)</sup>

137.3 m<sup>2</sup>  
1478 ft<sup>2</sup>

Reduced headroom

5 m<sup>2</sup>  
54 ft<sup>2</sup>



## Outside

Approached via a private driveway, there is ample off road parking for two cars with the additional benefit of a single garage that offers great potential for its use.

To the rear elevation, the low-maintenance enclosed garden is a delightful space to relax and enjoy the peaceful surroundings.

Set across areas of paved patio and level lawn, there are a variety of mature flowering trees and shrubs dispersed within the garden that enjoys a wonderful outlook.

## Garage

Obscure uPVC double glazed window to the front elevation, electric roller door, a range of fitted wall and base units with rolltop work surfaces, power and lighting throughout.



## Services

Mains water, electricity, gas and drainage

⚡ EE Rating - C

£ Council Tax Band - D

/// Directions

What3Words – storming. onion.vineyard

🗺 Virtual Tour

<https://tour.giraffe360.com/be2ced003d964a7bb20eba3d8a935535>

## Viewings strictly by appointment only

Please ring **01579 345543** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website [www.kivells.com](http://www.kivells.com).

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