



11 Summerhill Road

Launceston, Cornwall, PL15 7DU

KIVELLS

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£339,950 Guide Price

Attractive and spacious four bedroom detached family home

Generous and well proportioned living accommodation arranged over three floors

Bright and well balanced accommodation, ideal for both everyday living and entertaining

Garage and paved driveway providing ample off road parking

Enclosed, low maintenance rear garden with patio and decked seating areas perfect for outdoor dining

Conveniently situated within easy walking distance of amenities

EPC - C



Situation

Summerhill Road is within walking distance to Launceston town centre and easy access to primary school, Launceston College and Leisure Centre. Launceston offers a full range of social, commercial and shopping facilities together with the A30 dual carriageway spine road providing a better balance of travel distance to all parts of Cornwall to the west and into Devon to the east linking with the M5 motorway at the City of Exeter which also has mainline railway station and international airport.

In all directions from Launceston there is scenery of outstanding natural beauty. To the north is rugged coastline famed for popular family surfing beaches and picturesque former fishing villages, the open expanses of Bodmin Moor are to the west ideal for walking and riding, Dartmoor National Park is to the east and running southwards to Plymouth Sound with all its yachting facilities on the south coast are the hidden secrets of the Tamar Valley steeped in 18th Century mining history and renowned for Salmon fishing.



An attractive and spacious detached family home offering generous and well-proportioned accommodation arranged over three floors, perfectly suited to modern family living. The property provides bright, well-balanced interiors designed for both everyday comfort and entertaining, complemented by a garage, a paved driveway with ample off-road parking for several vehicles, and an enclosed, low-maintenance rear garden featuring both patio and decked seating areas, ideal for outdoor dining and relaxation. Conveniently located within easy walking distance of a range of local amenities, well-regarded schools and excellent transport links, this is a superb home in a highly accessible setting.

The accommodation briefly comprises an entrance lobby on the first floor, providing access to the garage, a bedroom and a shower room. The second floor offers three further well-proportioned bedrooms together with a bathroom. On the ground floor, an entrance hallway leads to a useful storage cupboard and an impressive open-plan living space, creating a bright and versatile hub of the home, ideal for both relaxing and entertaining.

Accommodation

ENTRANCE LOBBY

Obscure glazed door. Vinyl flooring, spotlight, space for shoes and coats. Wooden door with glass into:-

FIRST FLOOR LANDING

Radiator, carpeted, stairs rising to second floor and ground floor, door into garage and spotlights.

BEDROOM FOUR

Window to the rear elevation. LVT flooring, pendant light, radiator, space for double bed and bedroom furniture.

GARAGE

Electric up and over door. Space for one car, access to storage area and space for washing machine. Boiler and strip lighting.

SHOWER ROOM

Obscure window to the rear elevation. Floor to ceiling aqua panelling. Close coupled W.C., corner shower with shower and tiled splash backs, corner sink with cupboard below and mixer taps. Vinyl flooring, spotlights, extractor fan and heated towel rail.

SECOND FLOOR LANDING

Doors leading to all second floor rooms, carpet, spotlights and door into storage cupboard with shelving and hot water tank.

BATHROOM

Obscure window to the rear elevation. Corner power shower with glass doors, close coupled W.C., wall hung sink with mixer tap and two cupboards below. Vinyl flooring, heated towel rail and round ceiling light.

BEDROOM THREE

Window to the rear elevation. Space for double bed and bedroom furniture. LVT flooring, radiator, pendant light and space for wardrobe or potential for built-in wardrobe.

BEDROOM ONE

Window to the front elevation. Half height dado rail, LVT flooring, light with fan, space for double bed and bedroom furniture. Door to full length built-in floor to ceiling storage cupboards with hanging rails.

BEDROOM TWO

Window to the front elevation. Radiator, carpet, pendant light and space for built-in wardrobe. Space for double bed and bedroom furniture.

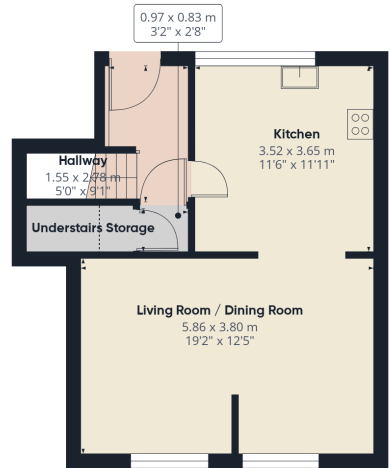
LOWER GROUND FLOOR

The lower ground floor is accessed from the first floor landing. UPVC double glazed door leading to rear garden and door into well sized under stair storage cupboard. Pendant light, radiator and vinyl flooring.

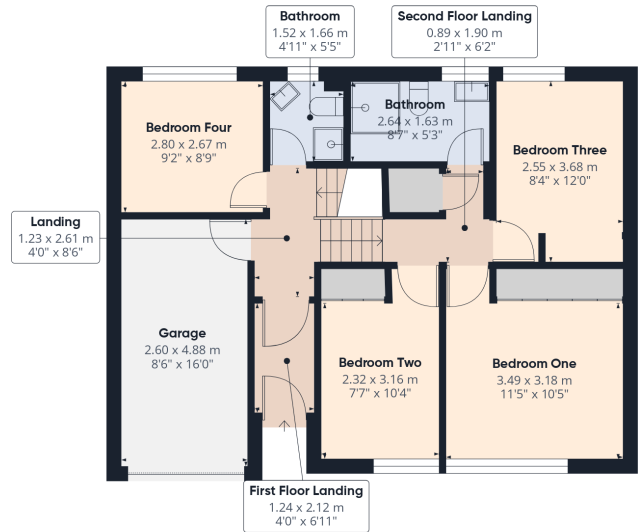


Floor plan

Floor plan for identification purposes only, not to scale



Floor 0



Floor 1



Approximate total area⁽¹⁾

112.3 m²
1210 ft²

Reduced headroom

1.3 m²
13 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

KITCHEN

A window to the rear elevation overlooks the garden. The kitchen is fitted with a range of base and wall-mounted units complemented by wooden work surfaces and a breakfast bar incorporating an inset hob and an inset ceramic sink with a mixer tap and drainer. Integrated appliances include an eye-level double oven and a built-in dishwasher. The breakfast bar also provides an under-counter cupboard and power sockets for an integrated fridge/freezer. An archway with an exposed wooden beam leads through to:-

DINING ROOM

Window to the front elevation. Radiator, vinyl flooring, space for dining room table and access to:-

LIVING ROOM

Window to the front elevation. Pendant light, vinyl flooring and radiator.

Outside

To the front of the property, a paved driveway provides ample off-road parking for a number of vehicles and leads directly to the garage. A well-stocked flower bed adds a touch of colour to the frontage, while a wooden pedestrian gate to the side of the property provides convenient access to the enclosed rear garden. Accessed directly from the lower ground floor, the enclosed rear garden is arranged over two levels. The lower tier comprises a paved area with steps leading to the main garden. The upper level has been designed for ease of maintenance and features a gravelled area, generous patio together with a decked seating area, complete with a pergola, creating the perfect space for outdoor dining and entertaining. The garden is enclosed by wooden fencing and is enhanced by a variety of well-stocked flower beds, while a timber shed provides useful outdoor storage.



- ⚡ EE Rating - C
- £ Council tax band - C
- /// Directions

What3Words - tomato.branch.agree

- 👤 Virtual Tour - available on request

Services

Mains water, electric and drainage. Gas central heating.

Viewings strictly by appointment only

Please ring **01566 777 777** 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.

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