

5 Park Wood Rise

Lifton | Devon

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Price Guide £329,950







Located in a popular village is this well presented link detached modern home. The property offers 3 bedrooms (1 en suite). To the rear is an enclosed landscaped walled garden with access to the single garage which has driveway parking to the front. Offered for sale with NO FORWARD CHAIN.

Stepping into the hallway is a cloakroom containing a low level w/c and hand basin, with stairs to the first floor. Ahead the door leads into the rear aspect kitchen/dining room overlooking the garden. The kitchen area has a range of modern eye and base level units with some integrated appliances, within this the dining area leads out to the garden through sliding patio doors. The sitting room is a generous size and is dual aspect, the box bay window to the front offering far reaching views over Dartmoor and sliding patio doors to the rear leading out to the garden.

On the first floor are 3 bedrooms and a family bathroom. The master bedroom is rear aspect with a built in wardrobe, a further door goes through to the en suite shower room with a matching 3 piece suite. Bedroom 2 is another double bedroom with a freestanding wardrobe overlooking the rear garden. Bedroom 3 is a front aspect single bedroom with views over Dartmoor. All the bedrooms share use of the well presented family bathroom with a matching 3 piece suite.

To the front of the property the pathway leads up to the front door with areas of low maintenance gravel. To the side is a single garage with parking in front. The rear sun trapped walled garden is fully enclosed with a range of mature shrubs and plants. There is a large patio adjoining the dining area/kitchen ideal for outside dining.







Situation

The property is situated a short distance from the heart of the village of Lifton, which boasts a range of amenities including a Village Store/Post Office, popular Farmshop and Restaurant, Parish Church, Public Houses, County Primary School, Doctors Surgery to name but a few. The ancient former market town of Launceston lies 5 miles to the West and boasts a range of shopping, commercial, educational and recreational facilities and lies adjacent to the A30 trunk road which gives access to Truro and West Cornwall in one direction and Exeter and beyond in the opposite direction.

Directions

The Postcode for the property is PL16 0LA. What Three Words 'armed.stability.verse' will take you to the property. From Launceston, leave the town via Kensey Hill and through Polson passing the Rugby Club. Follow the road through Liftondown and in turn Lifton, taking the right hand turn into Park Wood Drive and the property will be seen shortly on your right just after the turning for Oakridge.

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Entrance Hallway

W/C
5'10" x 2'11" (1.79m x 0.90m)

Living Room
17'8" x 12'7" (5.40m x 3.85m)

Kitchen/Dining Room
15'2" x 11'3" (4.64m x 3.44m)

Garage
21'3" x 9'1" (6.48m x 2.79m)

First Floor Landing

Bedroom 1
12'4" x 10'0" (3.76m x 3.07m)
including wardrobes

Ensuite
6'5" x 5'1" (1.96m x 1.57m)

Bedroom 2
11'1" x 11'3" (3.40m x 3.43m)

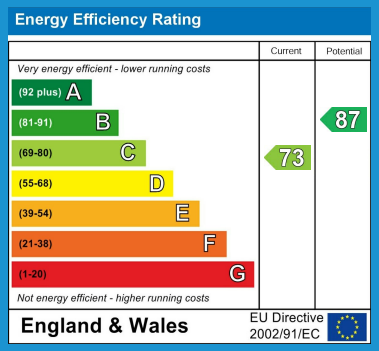
Bedroom 3
9'8" x 6'3" (2.95m x 1.91m)

Family Bathroom
7'11" max x 6'5" (2.42m max x 1.98m)

Services
Mains Electricity, Water and Drainage.
Oil Fired Central Heating.
Council Tax Band C.













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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.

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