



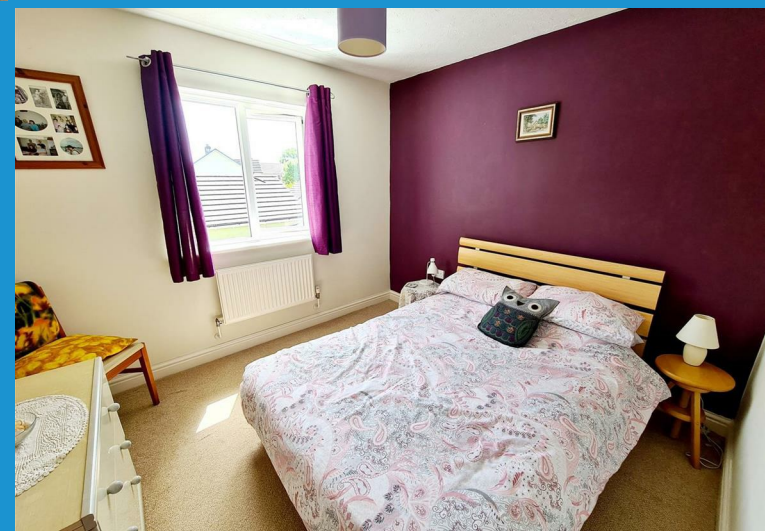


A spacious 4 bedroom detached family home situated on a popular development and featuring an en-suite master bedroom, driveway and garage and an enclosed garden at the rear. There are 2 reception rooms which interlink, with a spacious living room with bay window leading into a dining room which in turn leads into a generous conservatory with doors into the garden.

There is driveway parking at the side leading to a single garage which has an electric roller door and is integral, with a side door into the kitchen. A door from the garage leads into a useful workshop and store which in turn leads into the garden. The rear garden has been landscaped and offers good privacy, featuring lawned areas, a patio and a range of seasonal colour.

The property has an entrance hallway with useful cloakroom and W/C. At the front there is the living room with gas fire, double doors lead into the dining room with doors to the kitchen and conservatory. On the first floor there are the 4 bedrooms with the master bedroom en-suite alongside the family bathroom. There is an airing cupboard on the landing and the property is double glazed with mains gas central heating.

Launceston is an ancient town steeped in History with the imposing 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 Cornwall 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 Plymouth and Exeter. 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.



## Situation

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Did you know? The very impressive Launceston Castle dates from Norman times. Before the 13th century AD Launceston used to be the capital of the Earldom of Cornwall. Launceston has given its name to other places in the world including Australia. The Cornish name is Lannstefan and Lannstefan is Cornish for Church of St Stephen.

## Directions

The postal code for the property is PL15 9JY. What Three Words 'crossing.rugs.redeeming' will take you to the property. The property can be found by driving into the estate and at the roundabout, turn left to Robin Drive and the property can be seen on your left hand side.



**Entrance Porch**

**Hallway**

**W/C**

6'8" x 3'1" (2.03 x 0.94 (2.02 x 0.93))

**Living Room**

**Dining Room**

11'1" x 8'10" (3.38 x 2.69)

**Conservatory**

**Kitchen**

**Integral Garage**

17'4" x 9'0" (5.28 x 2.74)

**First Floor Landing**

**Bedroom 1**

10'4" x 9'7" (3.15 x 2.92 (3.16 x 2.91))

plus wardrobes

**En-Suite**

7'10" x 3'0" MAX (2.39 x 0.91 MAX)

**Bedroom 2**

9'5" x 6'9" (2.87 x 2.06 (2.88 x 2.07))

**Bedroom 3**

11'2" x 6'11" (3.40 x 2.11 (3.41 x 2.10))

**Bedroom 4**

9'10" x 9'4" (3.00 x 2.84)

**Bathroom**

6'6" x 5'8" (1.98 x 1.73)

plus door recess

**Services**

Mains Gas, Electricity, Water & Drainage.

Gas Central Heating.

Council Tax Band D.

**Shed/Workshop**

15'1" x 7'0" (4.60 x 2.13)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# 3 Robin Drive | | Launceston



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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.