



Chestnut Drive
Launceston | Cornwall



Town • Country • Coast



A spacious 3 bedroom detached house situated on the very edge of this popular modern development featuring lovely countryside views. This split level house has a ground floor en-suite bedroom alongside two further first floor bedrooms, another of which is also en-suite and the property also features a garage with driveway parking and an enclosed garden at the rear.

This modern property is still under NHBC warranty and is offered for sale with NO ONWARD CHAIN. There is an entrance hallway with a door into the ground floor bedroom which is a generous size and features an en-suite alongside a sizeable storage cupboard. From here stairs rise to the first floor landing where there is access to an open-plan living room, dining room and kitchen. This generous room is triple aspect with the front window where the kitchen is found, featuring country views and patio doors at the rear in the living room opening into the garden.

The kitchen has a range of wall and base units with integral appliances and the dining area offers space for a dining table, the room then opens and widens in the living area. On the first floor there are two further bedrooms with the front bedroom en-suite and again enjoying the country outlook, alongside a family bathroom. At the front there is a lawned garden, driveway parking and the single garage. Steps at the side provide access to the rear garden, which is also accessed via the patio doors from the property. The rear garden is laid to lawn and wraps around the side with steps providing access to a further lawned garden with country views at the side.



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.

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Ground Floor

Entrance Hall

Bedroom 3
12'5" x 10'5" (3.79m x 3.18m)

En-suite
7'3" x 3'10" (2.22m x 1.18m)

Store Cupboard
2'11" extends to 6'0" x 7'4" approx. (0.91m extends to 1.84m x 2.24m approx.)

Garage
8'5" x 16'10" (2.59m x 5.15m)

First Floor Landing

Kitchen/Dining Room
17'5" x 8'8" (5.33m x 2.66m)

Living Room
13'1" x 11'9" (3.99m x 3.59m)

Bedroom 1
10'8" x 12'7" (3.27m x 3.85m)

Bathroom
6'4" x 5'6" (1.94m x 1.69m)

Bedroom 2
11'3" max x 10'5" max (3.44m max x 3.19m max)

En-suite
5'10" max x 4'8" max (1.78m max x 1.43m max)

Services

Mains Gas, Electricity, Water & Drainage.

Gas Central Heating.

Council Tax Band C.

Super Fast Fiber to the Property.

Agents Note

We have been informed there is an estate management charge circa £200 per annum payable to Blenheim's.

First Floor



Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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