





A stylish and spacious four/five bedroom detached modern house situated in a prestigious location with a double garage, driveway parking and a garden at the rear, with good access to the A30 and local road network.

This impressive property has an en-suite master bedroom with three further double bedrooms and a potential fifth bedroom if required on the ground floor. The living room is a stunning triple aspect open-plan room with bi-fold doors to the rear and open to the stylish kitchen, complete with integrated Siemens appliances.

The property has a gravelled driveway with ample parking and turning space and an attractive stone wall front border. There is a double garage which provides storage and could be used as a home office, hobbies or games room. There is side access to both sides of the property around to the rear where there is an enclosed level lawn garden and wooden fenced border.

The property features an attractive cathedral style window which is stone clad and internally provides great light in the entrance hallway and first floor landing. Alongside the living room and kitchen, the ground floor accommodation also includes the fifth bedroom or potential study, utility room with boiler cupboard housing the efficient LPG gas combination boiler and a cloakroom with a W/C.

On the first floor there are four bedrooms, the master suite having double fitted wardrobes, with a single fitted wardrobe in the second bedroom. There is also a family bathroom and a useful linen cupboard. This modern property is still under a new build warranty and has underfloor central heating on the ground floor.

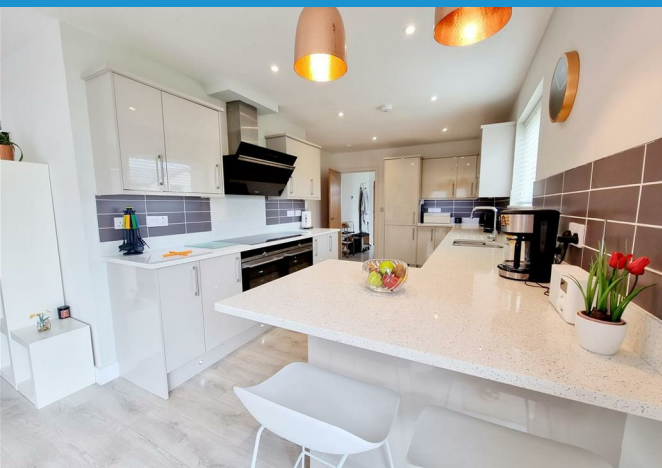


- Impressive Detached Property
- Attractive Cathedral Style Window
- Triple Aspect Open Plan Living Space
- Double Garage
- Still Under Warranty
- Bi-Fold Doors to the Garden
- 4/5 Bedrooms
- 2 Bathrooms
- Ample Parking for Multiple Vehicles

Situation

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, WM&S Food and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.





Entrance Hallway

Living Room
14'11" x 17'7" (4.57m x 5.38m)

Kitchen
15'10" x 10'5" max (4.85m x 3.20m max)

Utility Room
10'8" x 5'7" (3.27m x 1.71m)

W/C
5'11" x 3'11" (1.81m x 1.20m)

Home Office/Bedroom 5
13'2" x 10'2" (4.03m x 3.12m)

First Floor Landing

Bedroom 1
12'2" x 11'0" (3.71m x 3.36m)
plus wardrobes

En-Suite
6'11" x 6'7" (2.12m x 2.02m)

Bedroom 2
17'0" max x 9'2" (5.20m max x 2.81m)
plus wardrobe

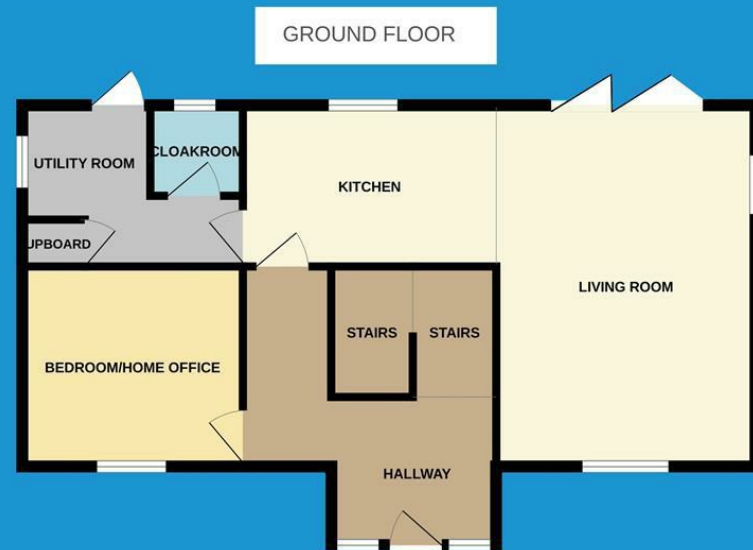
Bedroom 3
11'11" x 9'10" (3.65m x 3.01m)

Bedroom 4
13'4" x 8'11" (4.07m x 2.74m)

Bathroom
8'10" x 8'10" (2.71m x 2.71m)

Garage
17'11" x 17'10" (5.47m x 5.46m)

Services
Mains Electric and Water.
Private Drainage.
Gas Central Heating.
Council Tax Band E.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			99
(92 plus) A			
(81-91) B		78	
(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	



Trebursye Road | Launceston



Town • Country • Coast

01566 706706 • sales@viewproperty.org.uk

www.viewproperty.org.uk

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.