

A spacious 4 bedroom detached modern house set in a generous plot with ample off-road parking for numerous vehicles set in a cul-de-sac setting. The property features well presented living accommodation and a wrap around garden which includes a substantial lawned garden and a further gravelled area at the side with double gates opening into a further parking and storage area. There is also a purpose built garden room, which is currently utilized as a home gym which includes electricity and lighting. The property is offered for sale with NO ONWARD CHAIN.

The accommodation includes an entrance hallway with a downstairs cloakroom and WC. There is an impressive open-plan kitchen and dining room with stylish range of wall and base units and patio doors to the garden and double doors lead back into the spacious living room. On the first floor there are 4 bedrooms, 2 of which are en-suite alongside the bathroom. The bedrooms are a good size and the main bedroom in particular is a generous room.

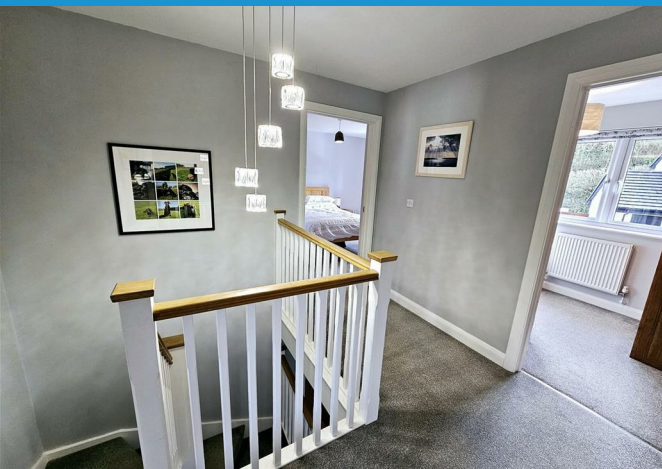
The vendors have added solar panels to the property to assist with the eco credentials and running costs. The plot is a real feature of the property with off-road parking on the front drive for numerous vehicles alongside the integral garage and the additional gravelled area at the side where there is provision for further vehicles if required, or for storage whilst still utilising the driveway for parking.



- 4 Bedroom
- Ample Off-Road Parking
- Well Presented Living Accommodation
- Open Plan Kitchen/Dining Room
- Solar Panels
- Integral Garage

Situation

Lanunceston connecting to the rest of Cornwall with great access to the beautiful Coastline whilst providing great access to Plymouth and Exeter and beyond. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco's and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling. Did you know? The very impressive Lanunceston Castle dates from Norman times. Before the 13th century AD Lanunceston used to be the capital of the Earldom of Cornwall. Lanunceston 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.



Entrance Hallway

Kitchen/Dining Room
18'8" x 11'8" (5.70m x 3.58m)

Living Room
15'10" x 11'4" (4.85m x 3.47m)

W/C
6'0" x 3'6" (1.84m x 1.07m)

Integral Garage
17'2" x 10'2" (5.25m x 3.10m)

First Floor Landing

Bedroom 1
11'4" x 11'3" (3.46m x 3.44m)

En-suite
7'10" x 4'5" (2.40m x 1.37m)

Bedroom 2
12'3" x 10'1" (3.74m x 3.09m)

En-suite
10'1" x 4'8" (3.08m x 1.43m)

Bedroom 3
11'3" x 10'7" (3.43m x 3.23m)

Bedroom 4
9'1" x 6'11" (2.78m x 2.12m)

Bathroom
8'11" x 6'0" (2.73m x 1.83m)

Services

Mains Gas, Electricity, Water and Drainage.
Gas Central Heating.
Council Tax Band D.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	87
(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	



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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.