



Guide Price £320,000 - Freehold
Kelly Bray, Callington PL17 8BU

DOWSON **nott**
ESTATE AGENTS

A well presented and improved modern link detached house set on a good sized plot situated on a popular development within the Village of Kelly Bray. Brief accommodation comprises:- Hall, Lounge with feature fire, Separate dining room, Cloakroom, Fitted Kitchen on the ground floor. Landing, 3 Bedrooms, En-suite shower room to the Master Bedroom and Family Bathroom on the first floor.

Outside there are attractive Low maintenance Gardens the rear being enclosed and a sun trap! There is a Garage and Parking, uPVC double glazing and Gas central heating. Viewing is recommended for this property to be appreciated.



Situation:-

Kelly Bray is a village in east Cornwall situated one mile north of the town of Callington. The village has a post office/general store, pub, and is close to the very popular Engine House restaurant situated on Florence Road. Callington itself has a selection of shops including Tesco, B&M, Spar and independent traders. There is a primary school and college, health centre, bowling green and cricket ground. The village is on a main bus route that links Launceston to the north, Saltash to the south and the city of Plymouth beyond.

Hallway:-

Entrance door with inset frosted glass detail, access to the ground floor rooms, stairs rising to the first floor and radiator.

Cloakroom:- 7'1" (2.16m) x 2'11" (0.89m)

Low level WC, vanity unit including wash hand basin with cabinets below, tiled splashback, uPVC double glazed window to the front elevation, radiator.

Landing:-

With access to the Bedrooms and Bathroom, uPVC double glazed window to the rear elevation, radiator and loft access.

Bedroom 1:- 15'1" (4.6m) x 11'1" (3.38m) Irregular Shape

Double bedroom having recessed areas suitable for wardrobes and bedroom furniture, uPVC double glazed window to the front elevation and radiator. Internal door to:-

En-suite:- 6'4" (1.93m) x 7'5" (2.26m)

Low level WC, vanity unit incorporating the wash hand basin and cabinets, tiled splash backs, shower cubicle housing the bar shower with tray, screen and enclosing door. uPVC double glazed frosted window.

Bedroom 2:- 9'4" (2.84m) x 11'0" (3.35m)

Double bedroom having uPVC double glazed window to the front elevation, wardrobes with hanging rails and shelving, storage cupboard and radiator.



Lounge:- 17'10" (5.44m) x 10'10" (3.3m)

Which is the main reception room having the feature as the fireplace including and inset living flame pebble finished fire, surround, mantle and hearth. uPVC double glazed bay window to the front elevation and uPVC double glazed French doors giving access to the conservatory, radiators.

Dining Room:- 12'7" (3.84m) Max x 10'0" (3.05m)

Good sized reception room with uPVC double glazed bay window to the front elevation, radiator, ample room for dining room table and chairs and reception furniture.

Kitchen:- 11'4" (3.45m) x 9'5" (2.87m)

Fitted with a range of modern wall and base units, roll top work surfaces, matching breakfast bar, four ring gas hob with a oven beneath and a canopy incorporating the extractor, flower design splashback. Part tiling to the walls, plumbing for washing machine, space for tumble dryer, stainless steel sink unit with one and a half bowl and drainer, uPVC double glazed window with a pleasant outlook across the rear garden. Large under stairs storage cupboard, radiator and space for upright fridge/freezer.

Conservatory:- 5'7" (1.7m) x 11'5" (3.48m)

uPVC double glazed windows and French doors giving access to the rear garden. Radiator.

Bedroom 3:- 8'3" (2.51m) x 7'8" (2.34m)

uPVC double glazed window to the rear and radiator.

Bathroom:- 6'7" (2.01m) x 6'8" (2.03m)

Low level WC, vanity unit including wash hand basin and cabinets, part tiling to the walls, bath with shower attachment, uPVC double glazed window to the rear and radiator.

Outside:-

To the front there is a paved parking area, side access giving access to the rear, pergola.

To the rear there is a low maintenance garden attractive garden with paved areas, flower and shrub borders, patio, pergola, seating area with awning making it an ideal space for alfresco dining and entertaining. The garden is enclosed with fencing and walling.

Garage:-

With up and over door, power and light.

Services:-

Mains gas, electric, water and drainage.

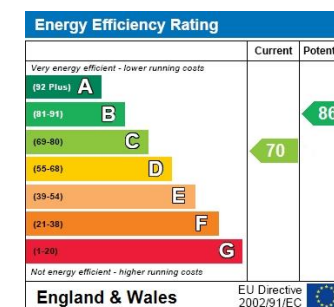
Council Tax Band:-

According to Cornwall Council website the council tax band is D.

NOTE:-

The property has modern solar panels which are owned both to the front and the rear of the property.





AGENTS Note:-
Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to confirm the position for you, especially if you are contemplating travelling some distance to view the property.
Measurements:- These are approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpet or any built in furniture.
Services:- Please note we have not tested the services or any of the equipment or appliances in this property, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
Part of our service is to ensure the purchase of your property moves ahead as quickly as possible so we may refer the conveyancing work for the purchaser / vendor to a conveyancing firm should this be required. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by the 3rd party for this.
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN