



Guide Price £440,000 - Freehold  
Callington PL17 8FJ

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ESTATE AGENTS

An exceptional modern detached house situated within a small development set on the fringes of Callington on a corner plot. Brief accommodation comprises:- Hall, Cloakroom, Study, light and airy Lounge, Impressive Kitchen/Dining room with built in appliances and bi fold doors, and Utility room on the ground floor. Landing, Master Bedroom with En suite Shower room, 3 Further Bedrooms (2 DOUBLE) and Family Bathroom.

Outside there is an attached oversized Garage with electronic roller door, Parking and larger than average attractive Gardens which envelope the property. There are many upgrades including designer/ vertical tall radiators, touch wall switches, spotlighting, bespoke kitchen and bi fold doors. Gas central heating and uPVC double glazing. A viewing is highly recommended.

#### Situation:-

Callington is a town with a population of around 6,500 people and is situated in the heart of South East Cornwall, around 15 miles from the heart of the City of Plymouth. It has Infant and Junior Schools, along with a Community College with an enviable reputation which specialises in Sports and Music. The town has a Tesco store and a range of local shops in Fore Street, doctors and dentist surgeries and regular bus services.

#### Storm Porch

Accessed via stone pathway.

#### Hallway:-

Composite door with an eye spy and glass inset detail and 2 matching glass panels either side of the door. Access to the downstairs accommodation including study, lounge, cloakroom and kitchen. Stairs rising to the first floor and under stairs storage cupboard, radiator.

#### Cloakroom:- 2'8" (0.81m) x 5'4" (1.63m)

Comprising of encased cistern low level WC. Vanity unit incorporating the wash hand basin with tap over and storage cabinet below. Part tiling to the walls and heated towel rail.

#### Master Bedroom:- 10'3" (3.12m) x 12'2" (3.71m)

A light and spacious double bedroom with full length uPVC double glazed windows to the front elevation, with views across the countryside. Radiator, spotlighting and TV aerial point. Internal door to:-

#### En suite Shower room:- 6'8" (2.03m) x 4'0" (1.22m)

Comprising of encased cistern low level WC, vanity unit incorporating a shaped wash hand basin with a tap over. Double sized shower cubicle with waterfall and half height shower heads, tray and sliding glass doors. Heated towel rail, tiling to the walls, shaver point, extractor and spotlighting.

#### Bedroom Two:- 9'6" (2.9m) x 12'8" (3.86m)

Double bedroom with deep wardrobe with hanging rails and storage space. TV aerial point, radiator and uPVC double glazed windows to the front elevation with views across the countryside.

#### Bedroom Three:- 9'4" (2.84m) x 12'8" (3.86m)

Double bedroom with wardrobe recess. TV aerial point, uPVC window to the rear elevation and radiator.





**Study:- 5'0" (1.52m) x 8'4" (2.54m)**

uPVC double glazed window to the front elevation, radiator and spotlighting.

**Lounge:- 10'4" (3.15m) x 20'4" (6.2m)**

Spacious and light main reception room being light and airy with ample room for reception furniture. uPVC double glazed window to the front elevation with a pleasant outlook. Radiator, TV aerial point and spotlighting.

**Square edged archway to:-**

**Kitchen / Dining room 23'8" (7.21m) x 7'8" (2.34m)**

An impressive room having the kitchen area fitted with a comprehensive range of soft close wall and base units, drawer space, hidden cutlery drawer and pan drawers. Square edged high quality work surfaces with matching upstands. Four ring AEG electric hob with a stainless steel canopy above incorporating the extractor. Built in AEG double oven/grill, full size built in dish washer and fridge/freezer. Modern Belfast style sink unit with one and half bowl and swan neck tap over. uPVC double glazed window to the rear elevation, radiator, spotlighting and a full sized encased window looking out to the rear garden.

The dining area provides space for dining room table and chairs and other reception furniture. uPVC double glazed bi-fold doors giving access to the rear garden and patio. Spotlighting and upright feature radiator.

**Utility room:- 5'0" (1.52m) x 5'6" (1.68m)**

Accessed via internal door from the kitchen, with a range of matching wall and base units, work surfaces and upstands to the kitchen. Under unit space and plumbing for washing machine and tumble dryer, Belfast style sink unit with mixer tap over. AEG microwave. uPVC double glazed window to the side elevation, radiator and extractor

**Landing:-**

From the ground floor, staircase leads up to the landing with loft access, spotlighting and access to the upstairs accommodation including bedrooms and family bathroom.

**Bedroom Four:- 7'3" (2.21m) x 8'6" (2.59m)**

uPVC double glazed window to the rear, radiator and TV aerial point.

**Family Bathroom:- 5'7" (1.7m) x 8'7" (2.62m)**

Suite comprising encased cistern low level WC, vanity unit with a shaped wash hand basin, tap over and storage cabinet below. Bath with a waterfall shower head and half height shower with glass screen. The walls are tiled, shaver point and heated towel rail. uPVC double glazed frosted window to the rear elevation.

**Outside to the front:-**

To the front there is a stone and slate walled garden, lawn section, flower and shrub beds and borders. Pathway leading up to the front entrance and a pathway leading around to the left which then provides access to the rear garden via a gateway. There is a driveway suitable for one vehicle with an attached Garage. To the right of the property there is a further walled garden and flower beds.

**Oversized Garage:- 14'9" (4.5m) x 21'4" (6.5m)**

With an electrically operated roll up door power, light and houses the central heating boiler. A rear door gives access to the rear garden.

**Outside to the rear/side:-**

There is a larger than average garden which is mainly laid to lawn. A pathway runs along the rear of the property and to the side. There is a paved patio ideal for Al fresco dining and entertaining. There is a further lawn section edged with flowers and shrubs, outside tap, lighting and the garden is enclosed with fencing.

**Services:-**

Electric, Gas, Mains water and drainage.

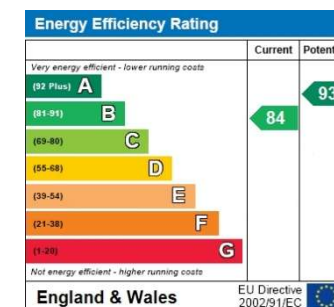
**Council Tax:-**

According to Cornwall council the council tax band is E.

**Service Charge:-**

To be confirmed.





**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.

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