



Guide Price £410,000 - Freehold
Callington PL17 7FR

A splendid well presented detached modern house situated on a popular development set on the fringes of Callington. The light and spacious accommodation includes Hallway, Cloakroom, an impressive open plan Kitchen/Dining/Family room with built in appliances and Lounge on the ground floor. On the first floor there is a shaped Landing, Master Bedroom with En suite, 3 further Bedrooms and Family Bathroom.

Outside there are recently landscaped ease of maintenance gardens the rear being enclosed and private. The property is warmed via Gas central heating and uPVC double glazing and is still covered under the developers and NHBC guarantee. A viewing is highly recommended.



Situation:-

Callington is a small town with a population of around 6,500 people and is situated in the heart of South East Cornwall, around 15 miles from 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, B&M, range of local shops, Doctors and Dentist surgeries and Bus Service. There are many recreational pursuits nearby that can be enjoyed.

Storm Porch:-

With composite front door with glass panel with frosted glass detail, an eye spy and letter box, leading into:-

Hallway:-

With Karndean flooring, storage cupboard housing the consumer box and radiator. Stairs rising to the first floor with useful under stairs storage cupboard. Access to the downstairs accommodation.

Bedroom Two:- 8'7" (2.62m) x 13'0" (3.96m)

Double bedroom with uPVC double glazed windows to the rear overlooking the garden, radiator.

Bedroom Three:- 11'11" (3.63m) x 8'5" (2.57m)

Double bedroom having uPVC double glazed windows to the rear overlooking the garden, radiator.

Bedroom Four:- 8'6" (2.59m) Max x 10'6" (3.2m)

uPVC double glazed window to the front with views across to Caradon, useful storage cupboard with hanging rails.

Bathroom:- 8'0" (2.44m) x 5'7" (1.7m)

Fitted with a modern suite including encased cistern low level WC, large wash hand basin, bath with waterfall and half height shower heads over, control unit. Tiling to the walls, heated towel rail, karndean flooring, extractor.



Lounge:- 13'4" (4.06m) x 15'5" (4.7m)

Being the primary reception room this room is light and has ample room for reception furniture. uPVC double glazed windows to the front elevation. Radiator, TV aerial point, and USB point.

Cloakroom:- 3'4" (1.02m) x 5'2" (1.57m)

Comprising of low level WC, wash hand basin with a tiled splash back. Karndean flooring, radiator, extractor fan.

Kitchen/Dining room /Family room:- 20'11" (6.38m) x 14'10" (4.52m)

From the hallway internal door with inset glass detail gives access into this impressive open plan room which is the real hub of the house. The kitchen area is fitted with a range of modern high gloss wall and base units, with matching up stands, square edged work top surfaces and coloured splash backs, pan drawers and drawer space. Large induction hob with individual or dual cooking zones with stainless steel canopy above incorporating the extractor. Two eye level ovens with fridge and freezer beneath. Stainless steel sink unit with one and half bowl, drainer and swan neck tap over, USB points. Built in dishwasher and washing machine. Areas suitable for both dining room table and chairs and reception furniture. uPVC double glazed French doors giving access to the rear patio and garden, uPVC double glazed window to the rear.

Landing:-

Shaped landing with access to the bedrooms and bathroom. Airing cupboard housing the central heating and hot water boiler, loft access.

Bedroom One 11'10" (3.61m) x 11'2" (3.4m)

Light and airy double bedroom having uPVC double glazed windows to the rear elevation with views across to Caradon. Radiator, door to:-

En suite:- 8'0" (2.44m) x 3'9" (1.14m)

Suite comprising of encased cistern low level WC, wash hand basin, oversized shower cubicle with waterfall shower head, tray, enclosing screen and door. Tiling to the walls, extractor, heated towel rail, karndean flooring.

Outside:-

Garden to the front:-

To the front there is a paved pathway leading up to the front entrance. The garden is finished in bark and includes shrubs. To the side there is a driveway for one vehicle, fencing and gateway giving access to the rear. Outside lighting.

Garden to the rear:-

The recently landscaped rear garden has been designed with easy of maintenance in mind and includes, shaped artificial lawns edged in brick and slate chipping and pebble finished sections. There is a good sized patio ideal for alfresco dining and entertaining and a pathway leads to the side and rear of the garden where steps rise to give access to the garage. The garden is enclosed and also includes feature timber wall panels. Access to the front, outside tap.

Garage:- 10'4" (3.15m) x 20'1" (6.12m)

Oversized garage with power and light, electrically operated door, roof storage and rear door. There is a further parking space in front of the garage.

Services:-

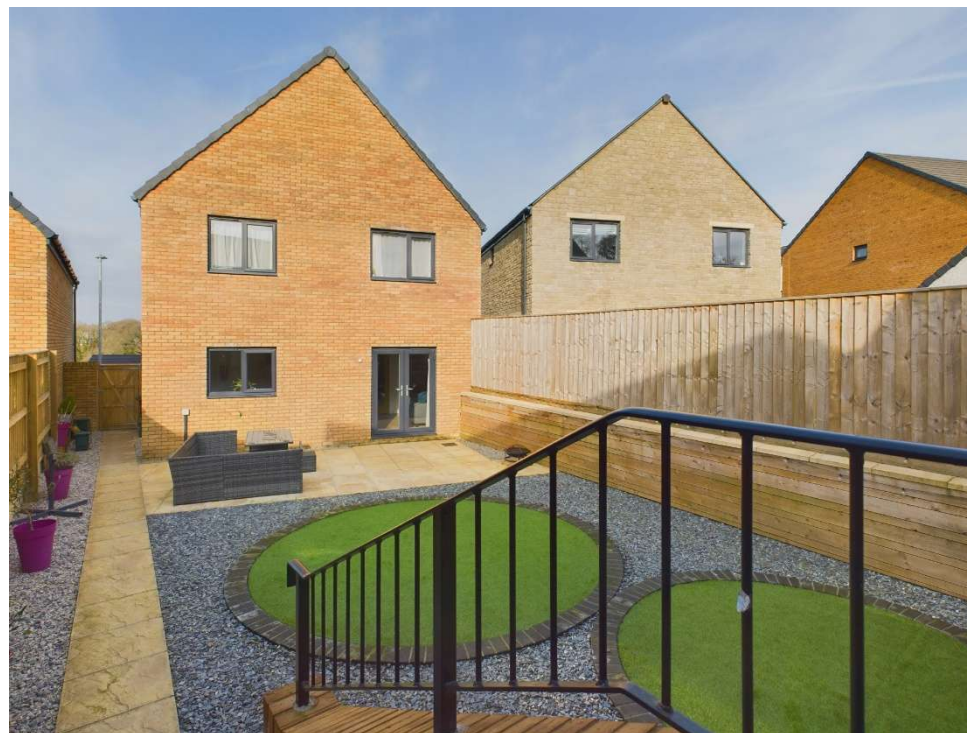
Electric, Gas, Mains Water and drainage

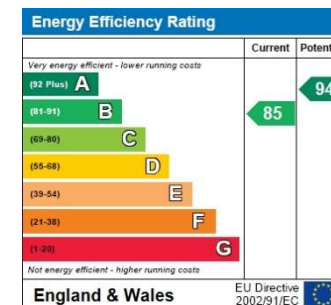
Council Tax :-

According to Cornwall council the council tax band is E.

Service Charge:-

We have been advised that the service charge is £258.00 per annum.





AGENTS Note:-
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 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.
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