



Callington
PL17 7PP

 dawsonnott.co.uk



3



1



2

DAWSONnott
ESTATE AGENTS

Guide Price £400,000

Situation - Callington is a town with a thriving community situated in the heart of Southeast Cornwall. It has Infant & Junior Schools, along with a college having an enviable reputation. The town has a range of Shops, Post office, Doctors & Dentist surgeries, Bus service, Churches, Pubs & Cafes.

- Stunning Detached Property only 3 years old
- Impressive Kitchen/Dining room with built in appliances
- Light and airy Lounge
- 3 DOUBLE Bedrooms the Master being on the ground floor
- Level sited landscaped Gardens with modern Pergola
- Garage and Parking for at least 2 cars



The Hallway provides access to the downstairs accommodation, with stairs rising to the first floor and a useful storage cupboard. The Cloakroom has a low level WC, wash hand basin, fully tiled walls and faces to the front. The impressive Kitchen/Dining room is fitted with a range of modern wall and base units with square edged work top surfaces and matching up stands. 4 ring induction hob with a canopy above incorporating the extractor and lighting, eye level double oven, built in fridge/freezer and breakfast bar, USB points and has shutters to the windows. There is ample room for a table and chairs and the whole room is a very social space. French doors give access to the rear garden with fitted blinds and spot lighting. From the kitchen/dining room internal French doors open to the Lounge which is a light and airy room, with French doors opening to the rear garden and a window to the rear both fitted with blinds. Plus further storage cupboard. The Master Bedroom is a double, facing to the front with fitted blinds, fitted wardrobes, one with a mirror fronted door. The en-suite has a double sized shower cubicle with an enclosing door and waterfall shower head. Heated towel rail, wash hand basin, encased cistern low level WC, fully tiled walls and shaver point. The landing has access through to 2 further double bedrooms and there is loft access with ladder, power and boarding. Bedroom 2 is fitted with a range of wardrobes with hanging rails and shelving with enclosing doors. A velux window to the rear elevation enjoys countryside views over to Caradon and countryside plus a further window with shutters. Bedroom 3 has a range of fitted wardrobes with hanging rails and shelving, shuttered windows to the front and side. The Laundry room/Store could be adapted for individual choice and houses the central heating and hot water boiler. The family Bathroom includes a bath with a half height shower head and further waterfall shower over, large wash hand basin, encased system low level WC, heated towel rail, shaver point and tiled walls. There is a Velux window to the rear, again enjoying views across countryside and woodland.



OUTSIDE

To the front there is a driveway and Garage, with parking for approximately 2 vehicles. A paved pathway leads up to the front entrance, with a gateway to the side providing access through to a drying area.

To the rear there is a private and very attractive level sided garden which has recently been landscaped to provide a wonderful space for all the family to enjoy. This features a resin shaped patio, a circular paved, edged section, finished with artificial lawn and attractive well stocked flower borders and shrubs beds. The highlight is the pergola with opening and closing roof and side panels, providing either sun or shade. An idea choice for alfresco dining/entertaining. There is a pillar water feature, outside power and tap. The drying area is to the side where a gateway leads back to the front. The garden is private and enclosed with recently replaced fencing. From the garden a door provides access through to the garage with metal up and over door, power and light, also a utility section with a sink unit and base unit, plumbing for an automatic washing machine, space for tumble dryer and further white goods.

Services:- Mains electric water gas and drainage.

Council Tax:- D

Service Charge:- £258.00 per annum





Floor 0



Floor 1

Approximate total area⁽¹⁾

1446 ft²
134.2 m²

Reduced headroom

26 ft²
2.4 m²

(1) Excluding balconies and terraces

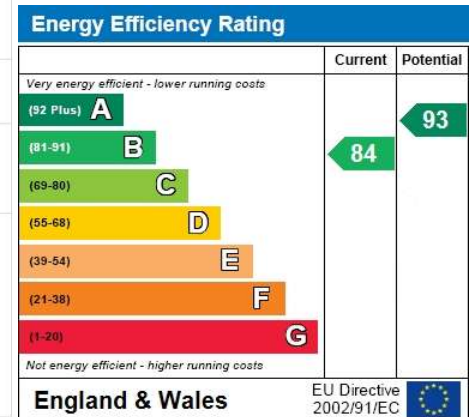
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



41 Fore Street, Callington, Cornwall, PL17 7AQ

Tel: 01579 550590 | Email: info@dawsonnott.co.uk

AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. 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. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

