



Kelly Bray, Callington
PL17 8GL



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ESTATE AGENTS

Guide Price £280,000

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, bus service and cafe. Callington has a further range of amenities and facilities and there are nearby recreational pursuits.

- **Modern Semi Detached House in popular location**
- **Lounge, Kitchen/Diner and Conservatory**
- **3 Bedrooms (Master with En suite)**
- **Attractive level sited Gardens, Garage and Parking**
- **Extensive countryside views from the rear**
- **NO CHAIN**



The entrance door opens into the Hallway, with a radiator, useful storage cupboard and stairs rising to the first floor. A door opens into the Cloakroom with low level WC, vanity unit incorporating the corner wash hand basin, heated towel rail, modern coloured bricked tiling and a window facing to the front. A further door leads into the nice sized Lounge facing to the front with radiators, under stairs storage cupboard and ample space for reception furniture. Internal French doors then give access through to the Kitchen/Dining room. This includes a range of wall and base units, square edged work top surfaces, drawer space and pan drawers. A Stoves electric cooking range incorporating the 5 ring hob and ovens beneath and large canopy above incorporating the extractors. Modern brick tiling, under unit space and plumbing for washing machine and dishwasher. Window facing to the rear and French doors giving access to the Conservatory. Radiator and area suitable for table and chairs. The Conservatory has the main feature as the cast iron wood burner set on a hearth with a chimney flue and there is a radiator. There are opening and encased windows enjoying countryside views. Further French doors provide access to the rear garden. This room could easily be utilised as another reception room.

On the first floor the Landing gives access to the Bedrooms and Bathroom and there is Loft access with fitted ladder and light. Subject to the necessary planning requirements the loft may be suitable for additional accommodation. Bedroom 1 is a double bedroom facing to the front with a radiator and deep wardrobe space. There is an En-suite Shower room with a large walk in shower housing the bar shower with waterfall and hand held shower heads. Low level WC, wash hand basin, heated towel rail, part tiling, extractor and window to the front. Bedroom 2 is a double bedroom with radiator and enjoys panoramic views across the countryside to Caradon. Bedroom 3 has a window facing to the rear enjoying the views and has a radiator. The family Bathroom comprises of low level WC, wash hand basin and bath with a shower over. Part tiling to the walls, a window which faces to the side and radiator.



OUTSIDE

To the front there is a paved driveway and parking for approximately 2 vehicles which leads up to the Garage door. The front garden is mainly laid to lawn with mature shrubs and a tree. To the side of the garage there is a pathway which leads to a gate and the rear garden.

The rear garden has a composite decked terrace ideal for alfresco dining, lawn, flower and shrub beds stocked with an abundance of attractive mature plants. There are vegetable gardens, a greenhouse, shed, pathways and Cornish walling.

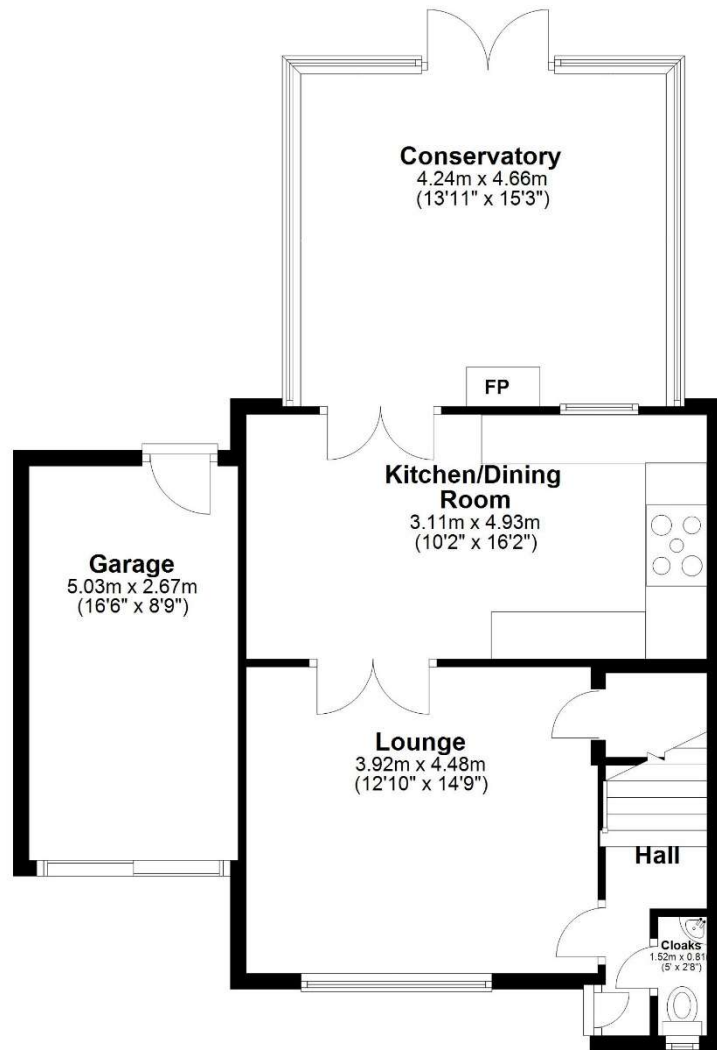
The garage has an entrance door, rear door, power and light.

Services: Mains Electric, Gas Water and drainage.

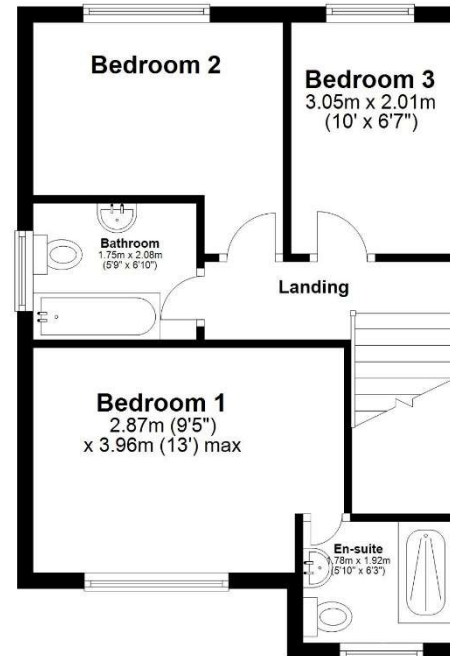
Council Tax: According to Cornwall Council the Tax Band is C



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	78	83
(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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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.

