



Rosemullion Gardens,
Callington. PL17

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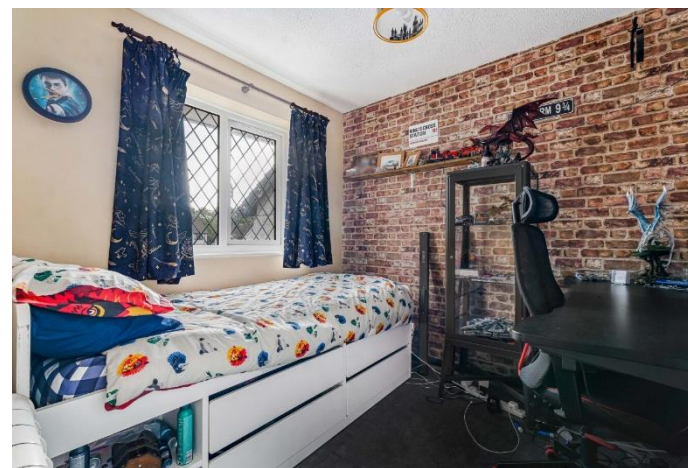
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DAWSONnott
E S T A T E A G E N T S

Guide Price £240,000

This detached 4 bed modern family home is set in a quiet cul-de-sac, only a short distance to the local shops and schools. The property has recently been up graded making it very energy efficient, to include new kitchen and solar panels. Ample parking with garage and gardens to the front and rear.

- Extensively Refurbish
- 4 Bedrooms With Shower Room
- Modern Kitchen With Integrated Appliances
- uPVC DG & Electric Heating
- Solar Panels And Electric Car Charging Point
- Garage With Ample Parking.



As you walk through the front door on the left hand side is a turned staircase raising to the first floor accommodation. From the ground floor you enter the Lounge/diner which runs along the width of the property and enjoys a rear garden outlook with access out onto the patio. The modern fitted shaker style kitchen is fitted with solid wooden work surfaces with Belfast sink and mixer tap and incorporates a number of integrated appliances. There are a selection of colour co-ordinated base using with contrasting wood shelves above giving the bright airy feel. There is space for a generous fridge /freezer. The kitchen is situated at the front overlooking the driveway. From the first floor landing is the loft access and this benefits from being boarded with ladder and light. There is an airing cupboard which houses the boiler and Solar Boost. Bedroom 1/Master is situated to rear with bedroom 3 and bedroom 4 also enjoying the rear outlook with far reaching views. Bedroom 2 also enjoys the front aspect. The bedrooms are arranged with two doubles and two single rooms. The front aspect bathroom has now been converted to a modern shower room with traditional fittings and walk-in shower, blending the period style with modern theme. The room has been part tiled with contrasting tiles. There is the opportunity to reinstate the bath if required.



OUTSIDE

The property sits in a cul de sac location and benefits from a generous driveway offering parking for 4 vehicles which leads to the integral garage fitted with an electric roller door. The garage has light, power electric car charging point with Solar panels to the main roof. To the rear is a window facing to the rear aspect. A pathway leads from the side of the property giving gated access to the rear garden. To the rear there is an enclosed level garden with open views, which has been paved for ease of maintenance with pergola.

Mains electric, water and sewerage are connected. The property also benefits from solar panels which are owned outright.

According to Cornwall Council the Tax Band for the property is Band C.

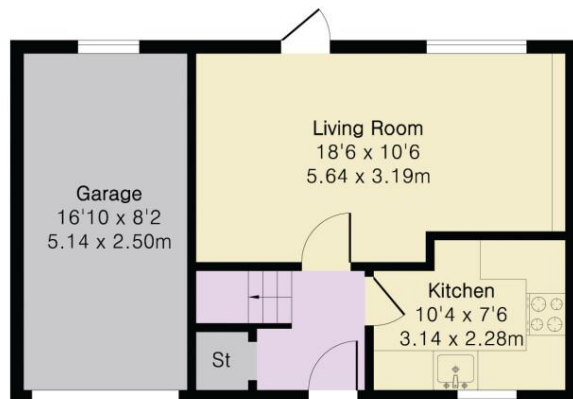


**Approximate Gross Internal Area 770 sq ft - 72 sq m
(Excluding Garage)**

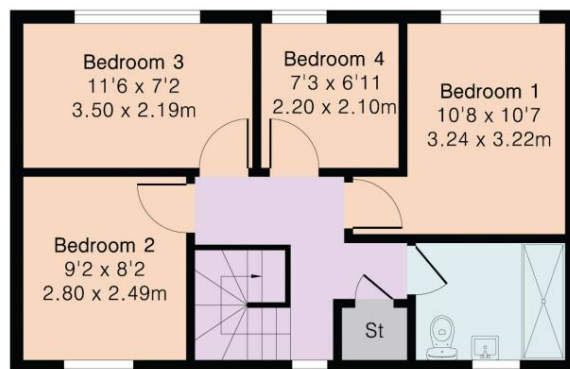
Ground Floor Area 312 sq ft – 29 sq m

First Floor Area 458 sq ft – 43 sq m

Garage Area 138 sq ft – 13 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

