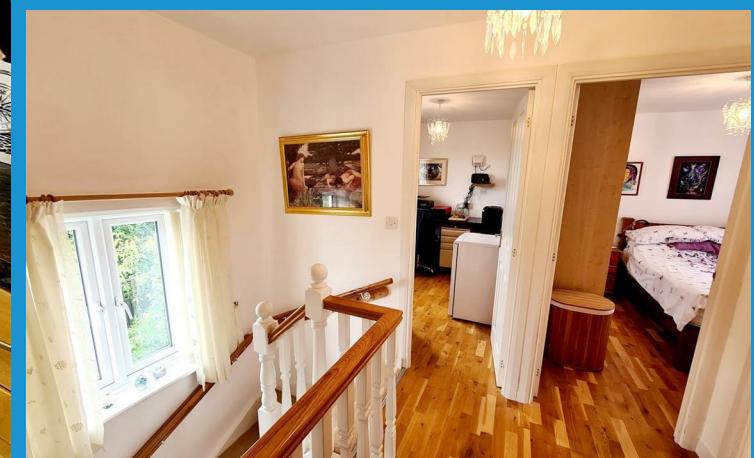




Snowdrop Crescent
Launceston | Cornwall

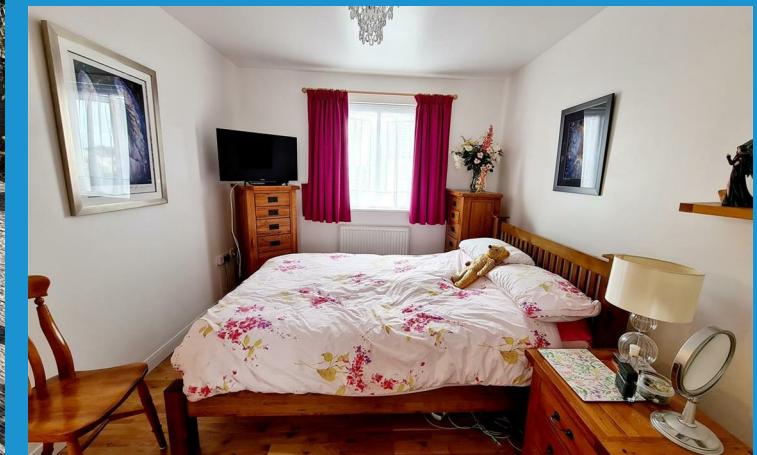
Guide Price £289,000



A spacious and well presented 3 bedroom detached house situated on a popular development with a generous plot which includes an enclosed garden at the rear offering good privacy and a garage and ample parking for several vehicles at the side. The property features an en-suite master bedroom with fitted wardrobes and on the ground floor there is a spacious living room with patio doors to the rear and an open-plan kitchen and dining room.

The garden comprises a decked area with steps down to a garden which has been gravelled to provide low-maintenance gardens with wooden fenced border and a courtesy door into the side of the garage. The garden is very private and has an established bed with some pleasant seasonal colour. At the side of the property is the garage where there is driveway parking in front of the garage and to the side also.

The property is approached via a generous entrance hallway with a useful cloaks cupboard and a downstairs W/C. To the right there is a living room with a window at the front and the double doors to the rear. To the other side there is the dining room which leads into the kitchen, where the boiler is situated concealed in a corner cupboard and there is a back door. On the first floor there are 3 bedrooms with the master en-suite plus the family bathroom.



Situation

Launceston is an ancient town steeped in history with the imposing Launceston Castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Launceston is centred one mile (1.6 km) West of the River Tamar, which constitutes almost the entire border between the Cornish peninsula and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful coastline whilst providing great access to Plymouth and Exeter and beyond. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

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Entrance Hallway

W/C

4'0" x 2'11" (1.22m x 0.91m)

Living Room

17'1" x 9'4" (5.21m x 2.87m)

Dining Room

8'10" x 8'6" (2.70m x 2.60m)

Kitchen

8'10" x 7'11" (2.71m x 2.43m)

First Floor Landing

Bedroom 1

11'5" x 9'2" (3.48m x 2.80m)

En-Suite

9'1" max x 3'2" (2.79m max x 0.97m)

Bedroom 2

9'10" max x 9'3" (3.00m max x 2.83m)

Bedroom 3

9'7" max x 7'0" (2.94m max x 2.14m)

Bathroom

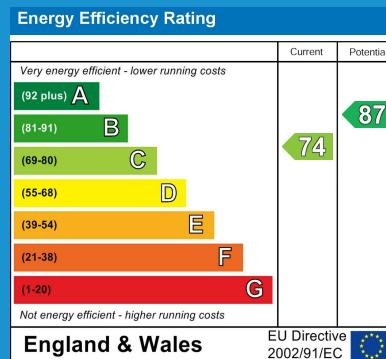
6'10" x 5'5" (2.10m x 1.67m)

Services

Mains Gas, Electricity, Water & Drainage.

Gas Central Heating.

Council Tax Band C.



First Floor



Ground Floor



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. 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. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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