

Trehurdon | Hurdon Road | Launceston





A spacious traditional 3 bedroom detached house situated in a convenient location for the local amenities set in a generous plot which includes an extensive driveway and off-road parking alongside 2 single garages/workshops. The property features an en-suite master bedroom with a dressing room and balcony with 2 spacious reception rooms.

The property is entered at the side, with a door into a porch and garden room which has space for a couple of chairs to enjoy the sunshine. From here, a door leads into the hallway which features a carved wooden staircase and access to the two reception rooms. The living room and dining room are both a generous size with box bay windows at the front and a wealth of character features. The living room also has a newly fitted woodburner. The ground floor accommodation also includes a study/home office, kitchen with a range of fitted wall and base units and a rear facing window overlooking the garden, utility room with space for appliances and an external door to the side plus a cloakroom with a WC. Sanded wooden floors throughout the original part of downstairs and radiators in all rooms.

On the first floor, there are 3 double bedrooms alongside the family bathroom with the main bedroom benefitting from a dressing area with fitted wardrobes, en-suite and balcony. The driveway leads in at the side with ample parking alongside 2 single garage with a potting shed at the rear. There is an established garden at the rear with a range of plants and shrubbery. There is a lawned garden and a greenhouse. A pathway provides access to the other side of the property with a patio area at the front and further shrubbery.



- Detached 3 Bedroom House
- Double Garage and Ample Parking

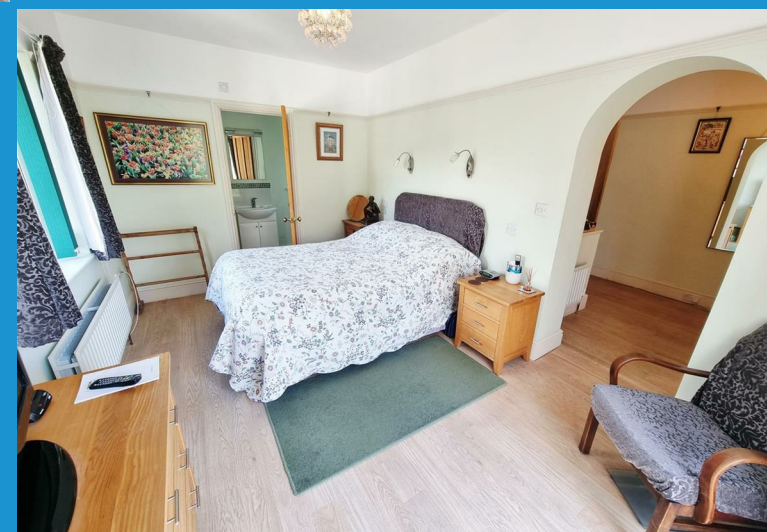
- 2 Good Size Reception Rooms
- Convenient Location

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 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 alongside the City's of Plymouth and Exeter in the other direction. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling

Directions

The postcode to the property is PL15 9DB. From our office proceed along Hurdon Road towards Tesco, where the property will be seen just past the college on your left.





Porch / Sun Room
10'6" x 5'10" (3.22m x 1.78m)

Hallway

Living Room
15'7" max x 12'10" (4.77m max x 3.93m)
4.77m max into bay
3.93m narrows to 3.56m

Dining Room
15'7" x 12'10" (4.77m x 3.93m)
4.77m max in bay
3.93 narrows to 3.56m

Study
9'5" x 7'6" (2.89m x 2.30m)

Kitchen
11'6" x 9'3" (3.51m x 2.84m)

Utility Room
6'2" x 5'8" (1.90m x 1.75m)

Cloakroom
6'2" x 3'2" (1.90m x 0.99m)

First Floor Landing

Bedroom 1
14'2" x 9'3" (4.33m x 2.82m)

Dressing Room
7'4" max x 7'1" (2.24m max x 2.16m)

En-Suite
9'2" x 3'5" (2.81m x 1.06m)

Bedroom 2
12'11" x 11'11" (3.94m x 3.65m)
3.94m narrows to 3.58m

Bedroom 3
12'11" x 11'11" (3.95m x 3.65m)
3.95m narrows to 3.59m

Bathroom
7'4" x 7'3" (2.25m x 2.23m)

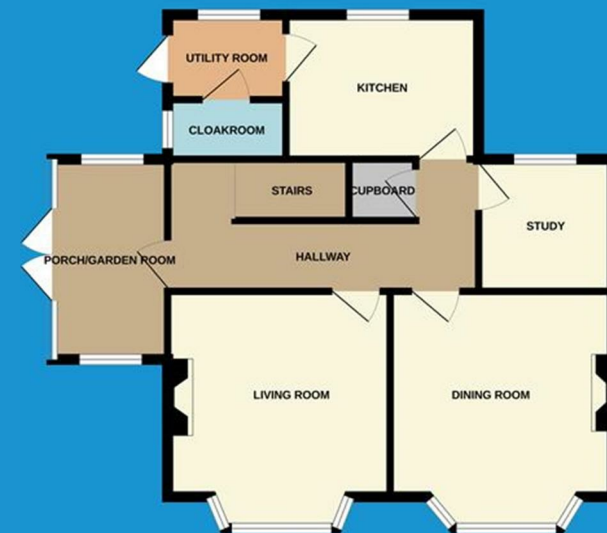
Services

Mains Electricity, Gas, Water and Drainage

Central Heating Type - A Gas Combi Boiler (fitted in the bathroom airing cupboard in 2022 with 10 year warranty)

Council Tax Band D

Ground Floor



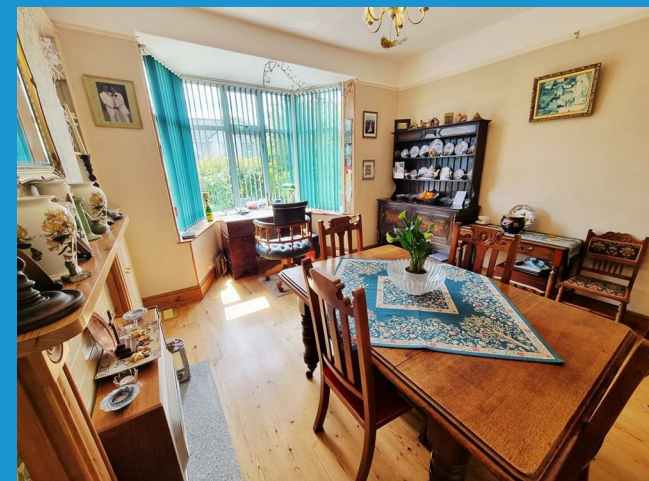
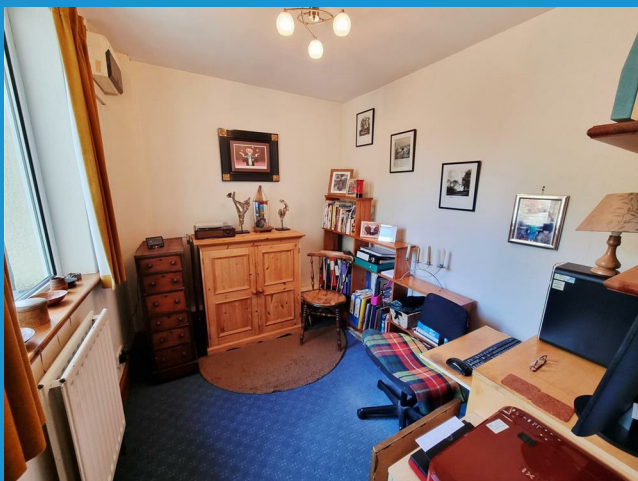
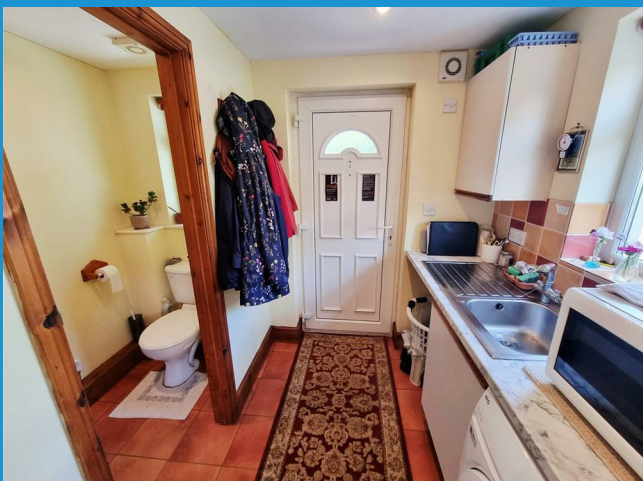
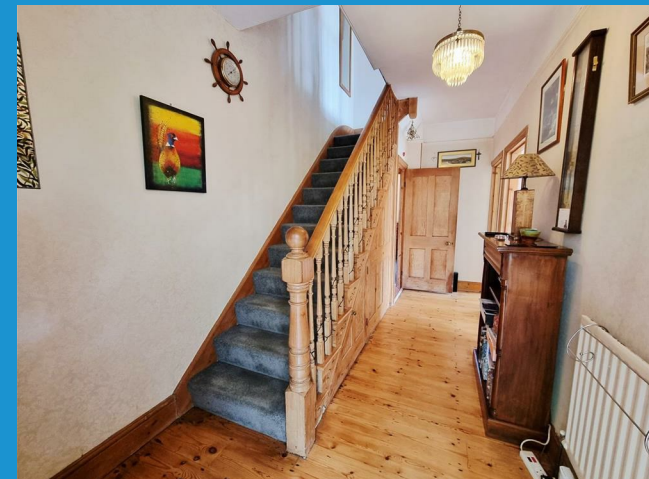
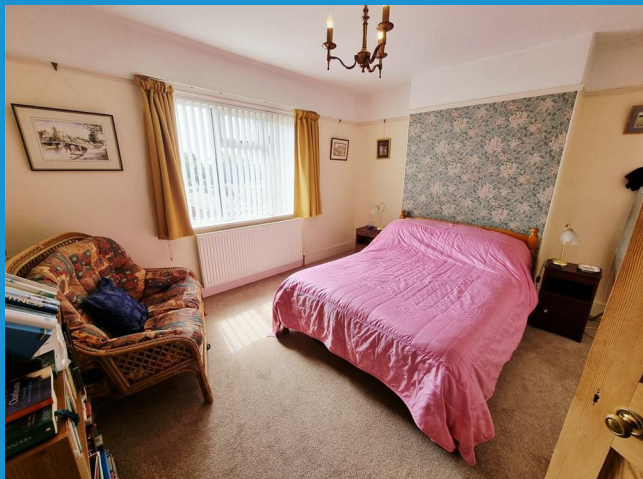
First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	72	
(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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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.