



38 Chestnut Drive

Launceston, Cornwall, PL15 9GP

KIVELLS

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£325,000 Guide Price

Three storey town house with inverted accommodation

Offering four bedroom accommodation with en-suite master bedroom

Tiered rear garden with patio area

Off road parking for three cars

Solar panel array, storage battery and EV charger

Excellent location, within walking distance to town facilities and local amenities



Situation...

The property is ideally situated within the Withnoe Farm development, just a mile from Launceston town centre and offering easy access to the A30. Launceston provides a wide range of amenities including supermarkets, M&S Food Hall, healthcare services, schools, a leisure centre, and two 18-hole golf courses. The A30 connects to Exeter and Truro, with the stunning North Cornish coast only 18 miles away.

In all directions from Launceston there is scenery of outstanding natural beauty. To the north is rugged coastline famed for popular family surfing beaches and picturesque former fishing villages, the open expanses of Bodmin Moor are to the west ideal for walking and riding, Dartmoor National Park is to the east and running southwards to Plymouth Sound with all its yachting facilities on the south coast are the hidden secrets of the Tamar Valley steeped in 18th Century mining history and renowned for Salmon fishing.



This modern semi-detached home offers inverted accommodation briefly comprising; kitchen / diner, W.C. and L-shaped living / dining room with stairs down to bedroom two and master en-suite and further stairs down to two further bedrooms, bathroom and laundry room. In addition there is a solar panel array, storage battery and EV charger.

The tiered rear garden has a patio area with two further tiers comprising lawn areas with greenhouse and shed. There is off road parking at the front of the property for three cars. An internal viewing is highly recommended to appreciate the accommodation the property has to offer.

Accommodation

On ground floor level a part frosted glazed front door leads to:-

ENTRANCE AREA

Door to hallway / landing and door to:-

CLOAKROOM

Small frosted glass window to the front elevation with sill. White suite of W.C. and pedestal wash hand basin with mirror above. Vinyl flooring and radiator.

HALLWAY / LANDING

Stairs descend to lower levels. Radiator and doors to living room and:-

KITCHEN / DINER

Triple window to the front elevation with sill. Range of wooden floor and base units with worksurface having inset one and a half bowl stainless steel sink, drainer and mixer tap. Integrated low level oven with gas hob above and extractor over. Built-in dishwasher and fridge / freezer. Ample power sockets. Small dining room table. Wooden style flooring.

LIVING / DINING ROOM

Two windows to the rear of the property with outstanding views across Launceston and

towards Kit Hill. L-shaped room with spacious living area, two radiators, ample power sockets and room for dining room table and chairs.

From the hallway / landing stairs with small window descend to:-

MIDDLE FLOOR LANDING AREA

Stairs continue down to lower ground floor. Small radiator, door to cupboard and doors off to bedroom two and:-

MASTER BEDROOM

Large bedroom with triple aspect windows to the rear elevation. Carpeted and door to:-

EN-SUITE

White suite of W.C. and pedestal wash hand basin with mixer tap. Large fully tiled double shower with sliding glass screen and shower above. Half tiled walls. Radiator.

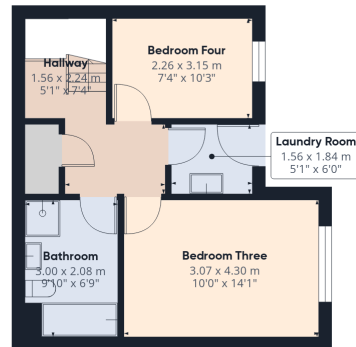
BEDROOM TWO

Large window to the rear elevation. Another good sized double bedroom, currently used as twin room. Radiator.

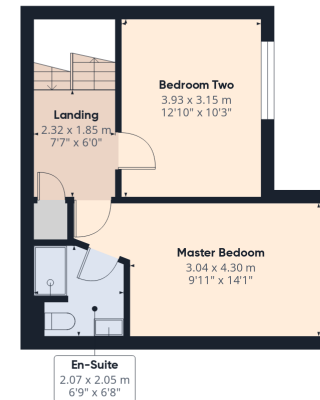
Stairs descend to:-



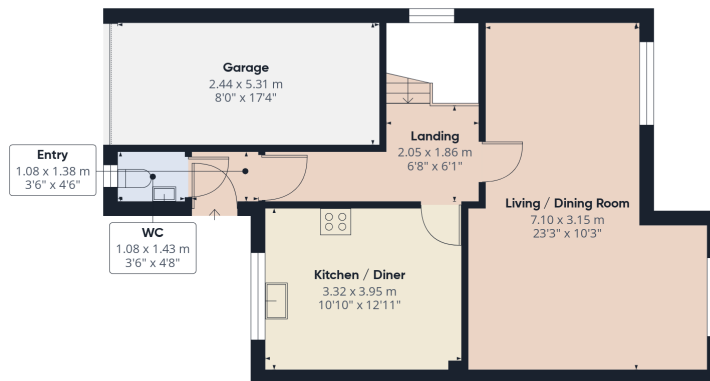
Floor plan



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
 138.1 m²
 1487 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

LOWER GROUND FLOOR HALLWAY

Doors off to all rooms. Working / office space situated under the stairs offering a good use of space with room for a desk.

BEDROOM THREE

Window to the rear. Large double room with radiator.

BEDROOM FOUR

Double window to the rear. Single room with radiator. Could create office space if required.

LAUNDRY ROOM

Wall and base units with work surface over having stainless steel sink with mixer tap. Space for washing machine. Part glazed door to rear decking area.

FAMILY BATHROOM

White suite of bath with separate taps and hairspray attachment, W.C. and pedestal wash hand basin with mixer taps and shaver point. Separate corner shower, fully tiled with glass doors. Radiator and half tiled walls.



Services

Mains water, electricity, drainage and gas. Solar panel array, storage battery and EV charger. . Further information regarding the solar panels are available from the agents upon request .



EE Rating - B



Council tax band - D



Directions

What3Words – [sprinter.launcher.blogs](https://www.what3words.com/sprinter.launcher.blogs)



Virtual Tour - available on request

Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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Outside

At the front of the property there is a blocked paved parking area for at least three cars.

From the Laundry room on the lower level a door gives access to the rear garden onto a decked area with part panel / part glass fence boundary, offering the perfect spot for alfresco dining. Steps lead down to a lawn area with mature shrubs and small trees having further steps with hand rail leading down to the lower level with greenhouse and shed. The garden is fully enclosed by fence boundary with rear wooden gate.

GARAGE

Up and over door. Power sockets and light. Fuse board and boiler.





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