



22 Wesley Close

Kelly Bray, Callington, Cornwall, PL17 8EZ

KIVELLS



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Guide Price £230,000

A well presented dormer bungalow located in the popular village of Kelly Bray

Far reaching moorland views

Close to local amenities and public transport

Enclosed rear garden benefitting from a garden room and level lawn



Description

This attractive two bedroom semi detached property offers well proportioned accommodation in a peaceful residential setting.

22 Wesley Close features a spacious lounge and kitchen whilst upstairs, there are two bedrooms and ample storage space available.

Set on a good sized plot, the property boasts generous outdoor space to both the front and rear elevations.

A particular highlight is the garden room, providing a useful additional space for hobbies, storage, or relaxing.



Accommodation

Entrance via uPVC door with obscure glazed panelling inset opening into:-

Hallway

Doors off to ground floor rooms, stairs rising to first floor.

Kitchen

Dual aspect having uPVC double glazed windows to both the front and side elevations, a range of fitted wall and base units with roll top work surfaces over incorporating a stainless steel sink and drainer with mixer tap over, integrated four ring electric hob, integrated oven, integrated microwave oven, space and plumbing for washing machine, space for freestanding fridge freezer, built-in storage cupboards, tiled splashback, radiator.

Living Room

Dual aspect having uPVC double glazed windows to the rear and side elevations, television point, radiator, coving to ceiling.

First Floor

Doors off to first floor rooms, built in storage cupboards, radiator.

Bedroom

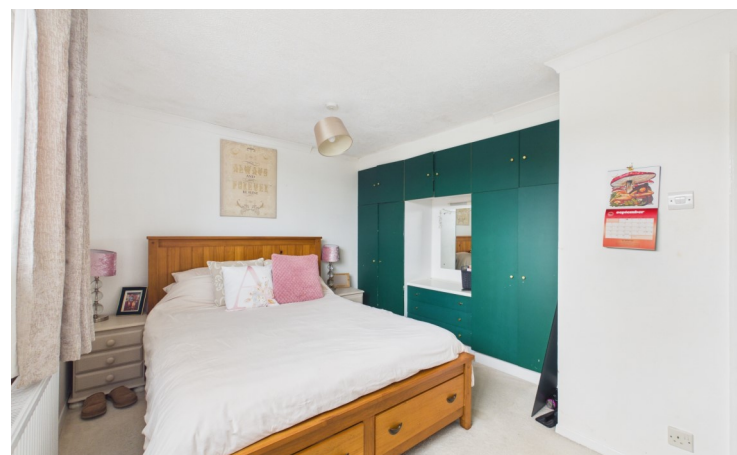
uPVC double glazed window to the rear elevation with countryside views, built-in wardrobes and drawers, radiator, coving to ceiling.

Bedroom

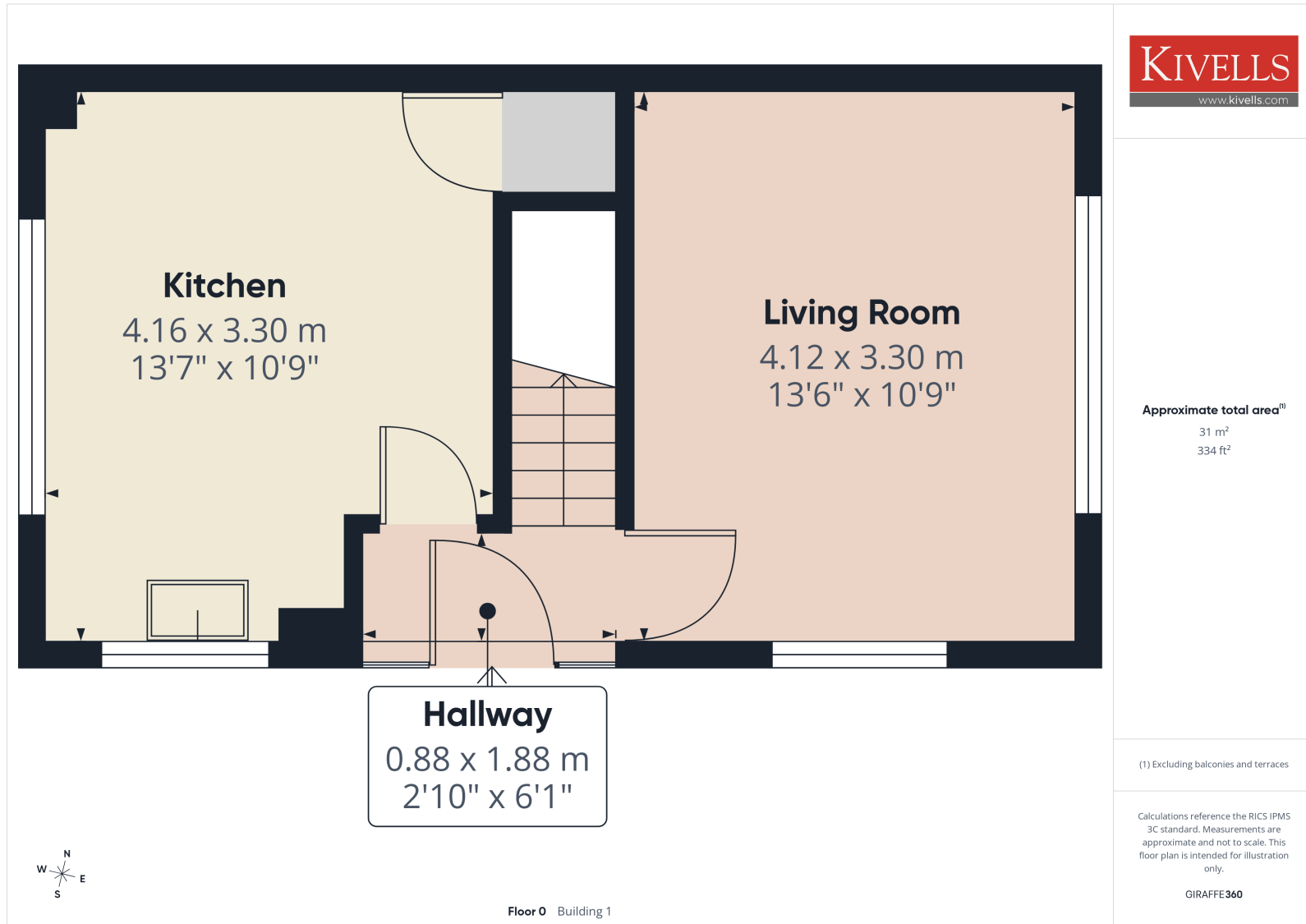
uPVC double glazed window to the front elevation, built-in storage with access to attic via loft hatch, radiator, coving to ceiling.

Bathroom

Obscure uPVC double glazed window to the front elevation, low-level W.C, pedestal wash hand basin with individual taps over, bath with panel surround and mixer shower tap with electric shower over, chrome heated towel radiator, partially tiled throughout.

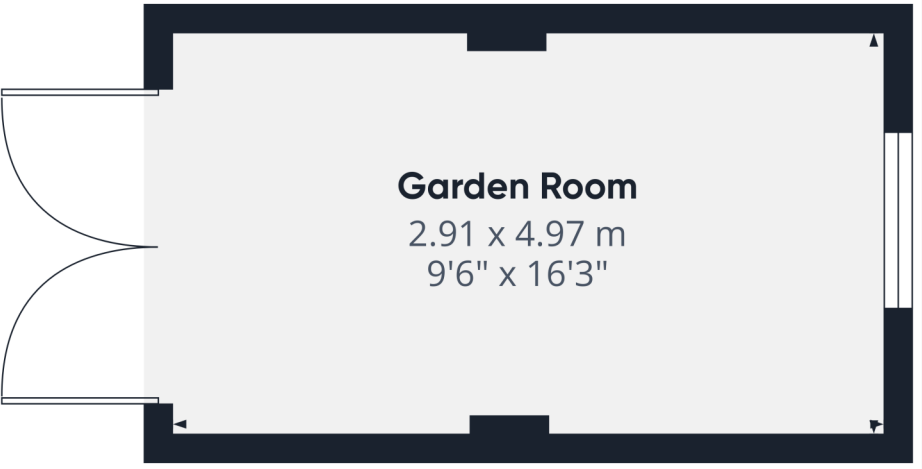
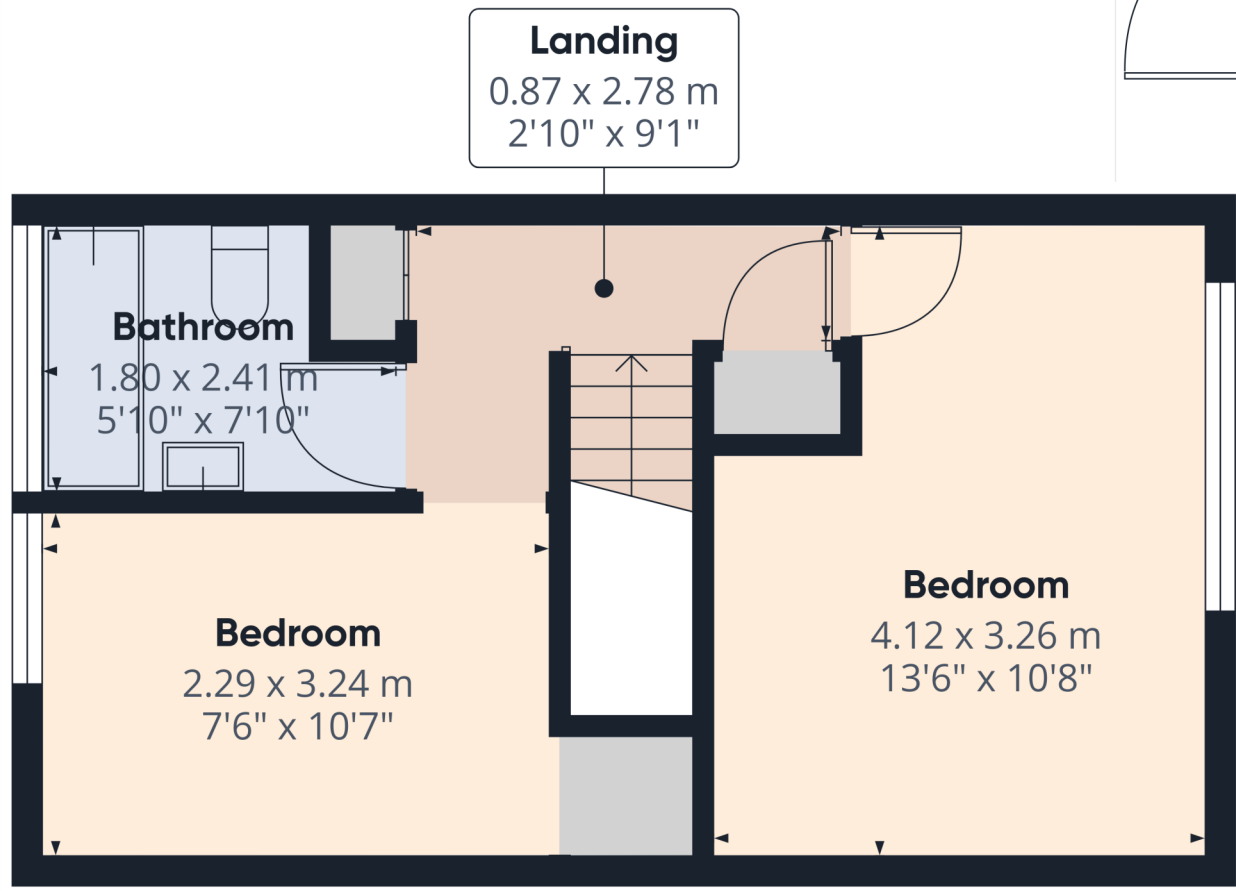


Floor Plan



Floor plan for identification purposes only, not to scale

 Floor Plan



Approximate total area⁽¹⁾
27.8 m²
299 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.

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Floor plan for identification purposes only, not to scale

Outside

The property is approached to the front elevation via a large gravelled driveway providing off road parking for several vehicles.

The rear enclosed garden has a further level gravelled area leading to the well maintained lawn with low maintenance borders.

The level patio area is an ideal space for outdoor dining and entertaining.

The detached garden room boasts electricity with access via uPVC double doors offering a space to enjoy the peaceful surroundings or providing additional storage.



Services

Mains water, electricity, gas and drainage.

⚡ EE Rating - C

£ Council Tax Band - B

/// Directions

What3Words – crystal.resides.snowy

🏠 Virtual Tour

<https://tour.giraffe360.com/36fd19b25674477ca790451ad9f1b2e6>



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