



St. Gotthards

Dawes Close, Dobwalls, Liskeard, Cornwall, PL14 6JQ

KIVELLS



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Dawes Close, Dobwalls, Liskeard, Cornwall, PL14

Guide Price £425,000

Immaculately presented four bedroom detached dormer bungalow

Situated in the popular village of Dobwalls, close to local amenities and public transport links

Off road parking for multiple vehicles on the private driveway

Beautifully maintained wrap around level gardens



Description...

This impressive four bedroom detached dormer bungalow offers an exceptional opportunity to acquire a deceptively spacious and beautifully maintained home in a popular village location.

Upon entering, the generous entrance hall sets the tone for the rest of the property, providing a warm and welcoming atmosphere. The flexible layout is thoughtfully arranged to suit both family living and entertaining, with well-proportioned rooms throughout.

The main living areas are light and airy, complemented by tasteful décor. The kitchen is fitted with a range of modern units and appliances, with the benefit of a separate utility room, ideal for laundry and additional storage.

The bedrooms are all of a good size, with the dormer design allowing for a versatile arrangement of sleeping and study spaces. The principal bedroom offers ample space for wardrobes and furnishings, while the additional bedrooms are perfect for family members or guests.

Ample parking is provided on the private driveway, ensuring convenience for multiple vehicles or visitors.

The property is situated in a sought-after village, known for its friendly community atmosphere and easy access to local amenities, schools and transport links, making it an ideal choice for families or those seeking a peaceful yet connected lifestyle.

The wrap around lawns enhance the sense of space and privacy, offering attractive views from many rooms and providing a tranquil environment in which to relax. This superb bungalow combines the benefits of single-level living with the added flexibility of dormer accommodation, making it suitable for a wide range of buyers.

A viewing is highly recommended to fully appreciate the size, quality and location of this outstanding home.



Accommodation

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

Porch

Dual aspect having uPVC double glazed windows to both the front and side elevations, wooden door leading into:-

Hallway

Doors off to ground floor rooms, stairs rising to first floor, built in storage cupboard, radiator.

Kitchen

uPVC double glazed window to the rear elevation, a range of fitted wall and base units with roll top work surfaces over incorporating a one and a half bowl stainless steel sink and drainer with mixer tap over, space for freestanding cooker with extractor fan over, space and plumbing for slimline dishwasher, under counter space for fridge, built-in pantry cupboard, tiled splashback, radiator, coving to ceiling.

Inner Hallway

uPVC door with obscure double glazed panelling inset opening onto the rear garden, radiator, coving to ceiling.

Cloakroom

Obscure uPVC double glazed window to rear elevation, low-level W.C, wash hand basin with mixer tap over and vanity storage below, radiator, coving to ceiling.

Living Room

Dual aspect having uPVC double glazed windows to the front and side elevations and uPVC sliding door with double glazed panelling inset, electric fireplace, television point, radiators, coving to ceiling.

Bedroom/ Office

uPVC double glazed window to the rear elevation, radiator, coving to ceiling.

Utility Room

uPVC double glazed window to the side elevation, fitted base units with roll top work surfaces over incorporating a stainless steel sink and drainer with mixer tap over, space and plumbing for washing machine, space for tumble dryer, space for freestanding freezers, radiator.

Store Room

Roller door with access to the front elevation.



Accommodation

First Floor

Doors off to first floor rooms, built in storage cupboard, access to attic via loft hatch, radiator.

Bedroom

uPVC double glazed window to the side elevation, radiator, coving to ceiling.

W.C

uPVC double glazed window to the rear elevation, low-level W.C, radiator.

Bathroom

uPVC double glazed window to the rear elevation, wash hand basin with mixer tap over and vanity storage below, bath with panel surround and mixer tap with electric mixer shower over and glazed screen door, chrome heated towel radiator.

Bedroom

uPVC double glazed window to the side elevation enjoying far reaching countryside views, wash hand basin with individual taps, eaves storage, radiator.

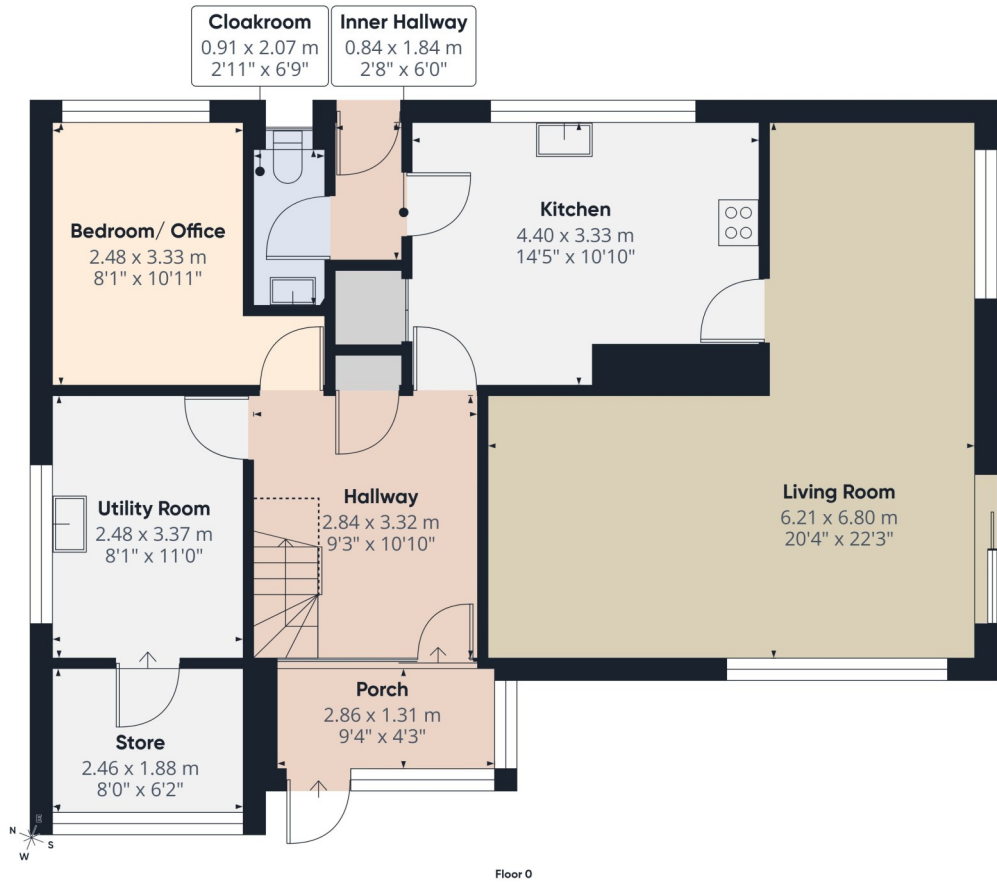
Bedroom

uPVC double glazed window to the front elevation, built-in wardrobe, radiator.



Floor plan

Floor plan for identification purposes only, not to scale

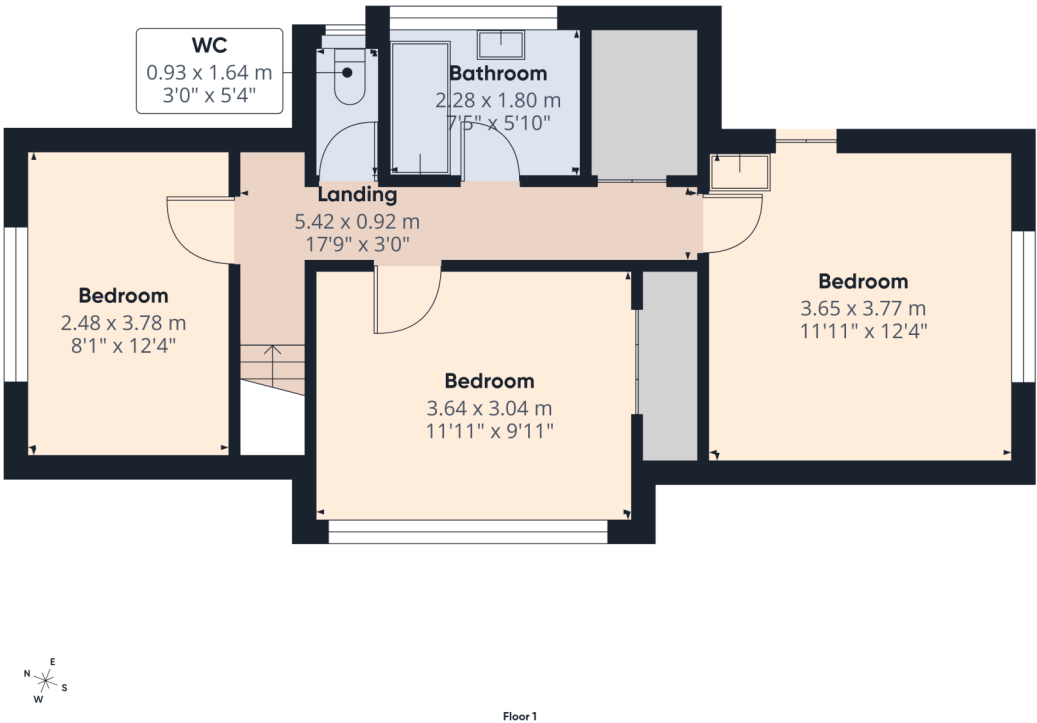


Approximate total area⁽¹⁾

135.2 m²
1454 ft²

Reduced headroom

1 m²
11 ft²



Outside

St Gotthards enjoys wonderful gardens to all elevations of the property with a variety of areas to relax and enjoy the peaceful surroundings that the property offers.

Being predominantly bordered by a mature hedgeline, the gardens have a variety of areas which are laid to lawn with an abundance of mature flowering trees and shrubs dispersed throughout.

In addition, a delightful patio area provides an excellent space for outdoor dining and entertaining.

The gardens are a haven for wildlife and have been impeccably maintained by the current vendors for over 40 years.



Services

Mains electricity, water, drainage and gas.

⚡ EE Rating - C

£ Council Tax Band - D

/// Directions

What3Words – costs.global.chuck

🗺 Virtual Tour

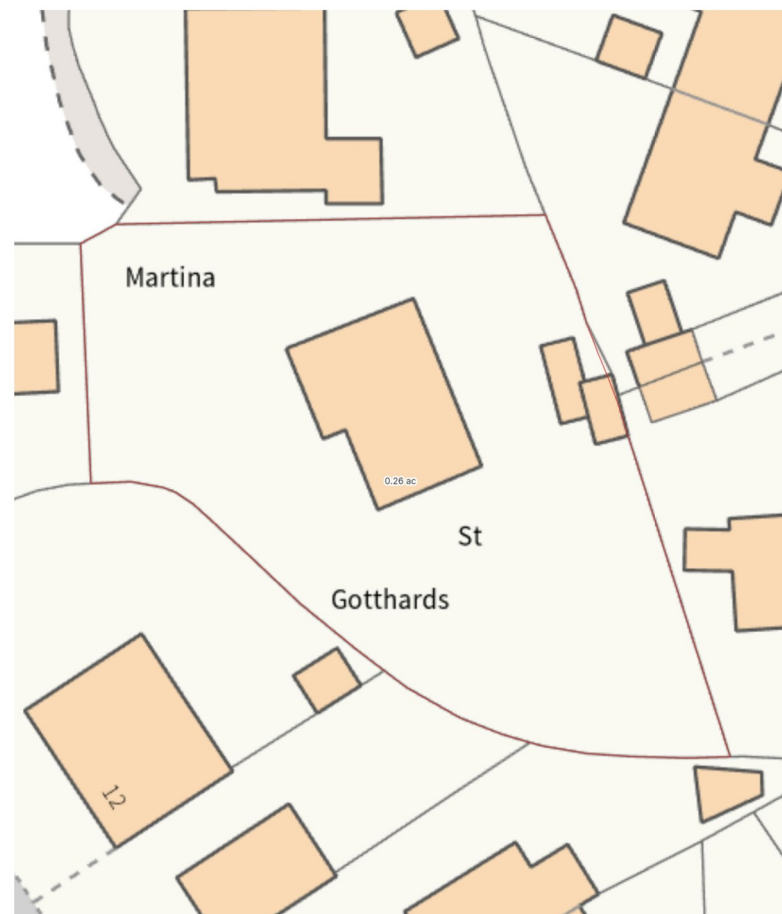
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Viewings strictly by appointment only

Please ring **01579 345 543** 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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