

KIVELLS

18 Carina Close
Liskeard, Cornwall





18 Carina Close

Liskeard, Cornwall, PL14 3GP

Guide Price: £250,000-£260,000

Beautiful three bedroom semi detached property

Set within a popular residential location boasting countryside views

Immaculately finished and decorated throughout

Off road parking on the private driveway

Low maintenance enclosed garden



Description

This immaculately presented three-bedroom semi-detached home is perfectly positioned within the Charter Walk development on the edge of the market town of Liskeard, offering a wonderful balance of tranquillity and convenience, with beautiful countryside views.

The property is a true credit to the current vendors having been beautifully maintained, ready for immediate occupation. Inside, the accommodation is light, spacious and thoughtfully arranged, comprising a welcoming entrance hall, a stylish and comfortable living room, and a well-appointed kitchen/dining area ideal for both everyday living and entertaining.

Upstairs, there are three well-proportioned bedrooms along with a modern family bathroom, all finished to a high standard throughout.

Externally, the enclosed garden is neatly landscaped and split over an area of patio and level lawn, providing an ideal space for relaxing or outdoor dining. To the side, there is off-road parking on the driveway.

Situated in a quiet and desirable residential location, yet within easy reach of Liskeard's local amenities, schools, and transport links, this property is perfect for families, professionals, or those seeking a move-in-ready home in a sought-after setting.



Accommodation

The Room Guide

GROUND FLOOR:

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

HALLWAY

Stairs rising to the first floor, radiator.

LIVING ROOM

uPVC double glazed window to the front elevation, radiator, wooden mantle with electric feature fireplace.

KITCHEN/DINING ROOM

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, integrated dishwasher, built in double oven with induction hob and extractor fan over, space for freestanding fridge freezer, integrated washing machine, LED downlights, radiator, built in under stair storage cupboard.

REAR PORCH

Composite door with obscure glazed panelling leading to the rear garden, radiator, door into:-

CLOAKROOM

Low level W.C, radiator, pedestal wash hand basing with mixer tap and tiled splashback, radiator.



Accommodation

The Room Guide

FIRST FLOOR:

Doors off to all first floor rooms, built in storage cupboard.

BATHROOM

Obscure uPVC double glazed window to the rear elevation, wash hand basin with mixer tap over, low level W.C, chrome heated towel radiator, bath with panelled surround and mixer tap and shower over with glazed shower screen, partially tiled floor to ceiling.

BEDROOM

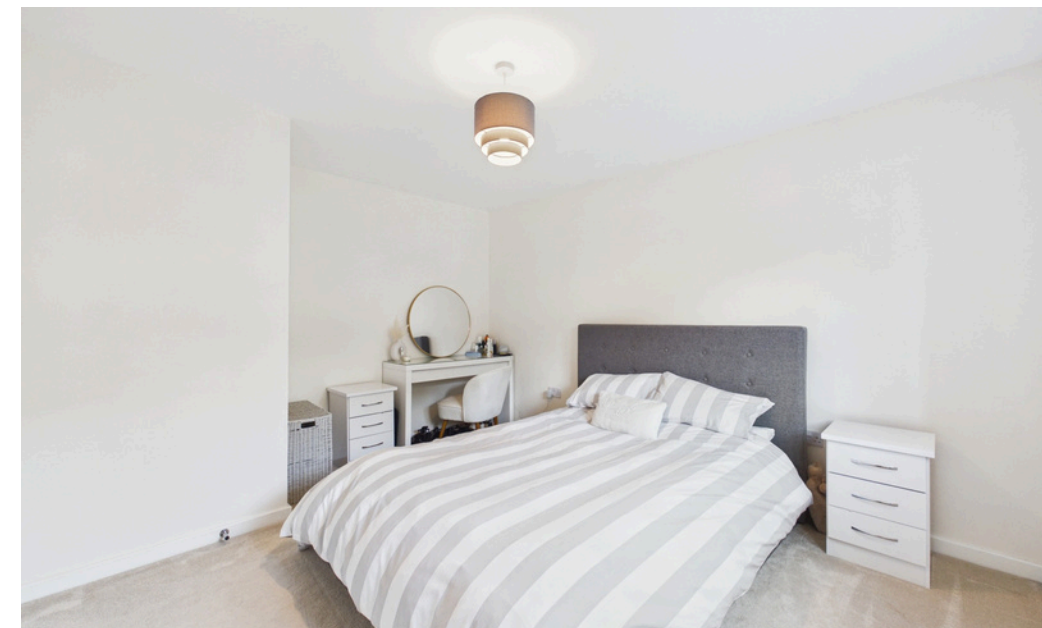
uPVC double glazed window to the rear elevation, radiator.

BEDROOM

uPVC double glazed window to the front elevation with far reaching countryside views, radiator, built in wardrobe.

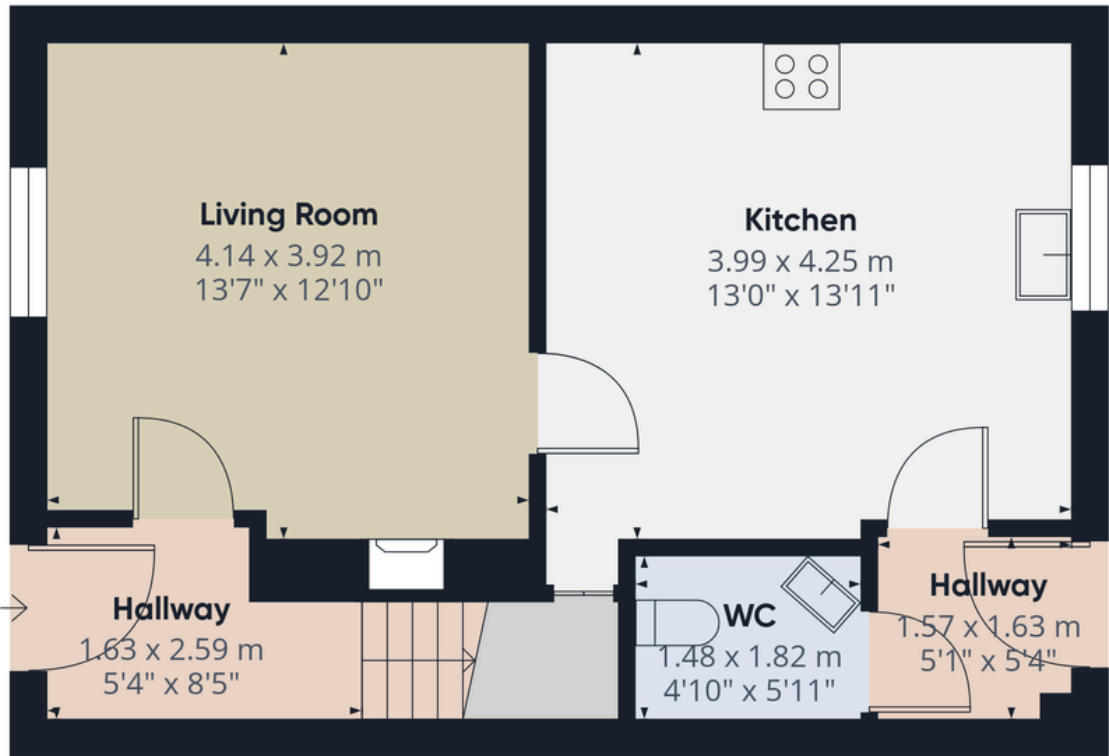
BEDROOM

uPVC double glazed window to the front elevation with far reaching countryside views, radiator.

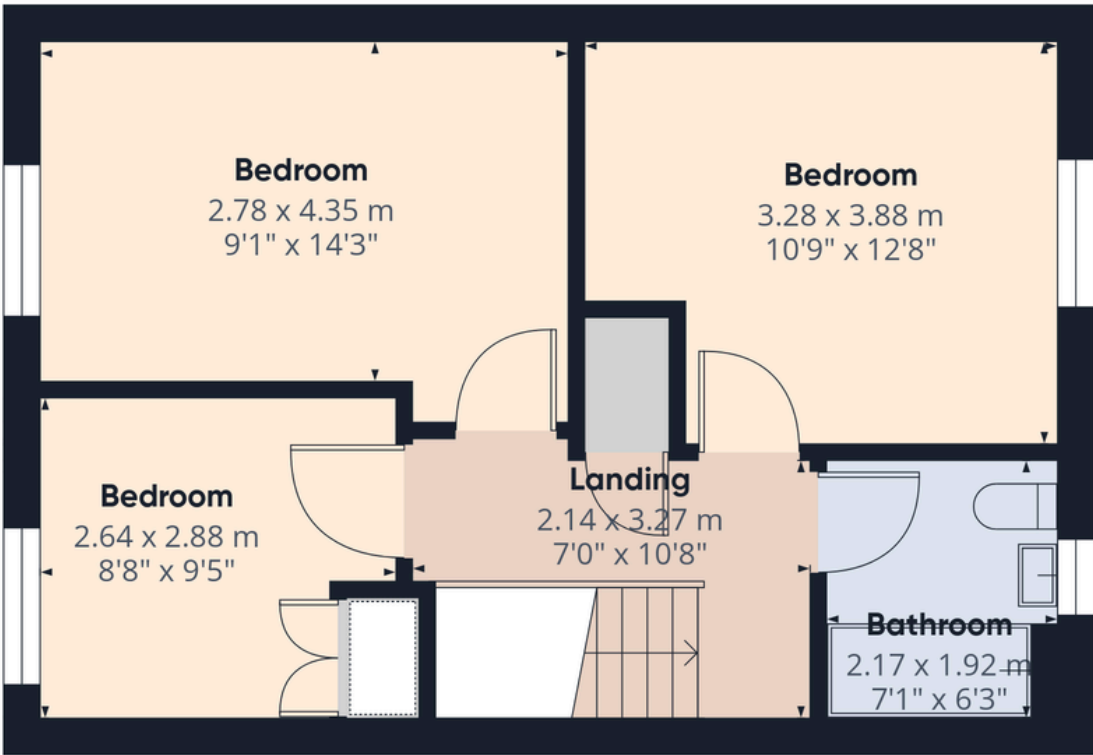


Floor Plan

See The Layout



Floor 0



Floor 1



Approximate total area⁽¹⁾
85.1 m²
917 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

Outside

External Spaces

The property enjoys an impeccably maintained garden, which is set across two levels with a beautiful porcelain paved patio area that has steps rising to a level lawn.

This delightful garden provides a variety of areas to relax and enjoy outdoor dining and entertaining. The level lawn is enclosed by a glass balustrade where far reaching views can be enjoyed from the garden.

Off-road parking is available for two vehicles on the tarmacadam driveway that is conveniently positioned to the side elevation of the property.



Agents Note

The property has the benefit of having 6 years remaining on the NHBC warranty. Further details will be provided during the conveyancing.

Additional Information

Useful Property Information

SERVICES:

Mains water, electricity, gas and drainage.

VIEWINGS:

Strictly by appointment only. Please call 01579 345 543 or email liskeard@kivells.com to book your viewing.

Virtual Tour:

<https://tour.giraffe360.com/79fc2366e82d42e4850b36dc562f8ecb>

DIRECTIONS:

What3words: /// herbs.loyal.wobbling

EE RATING: B

COUNCIL TAX BAND: C

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