

KIVELLS

9 Grammers Park
Launceston, Cornwall, PL15 7FY



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Guide Price: £335,000

Detached 4 bedroom family home with master en-suite

Immaculately presented throughout

Immaculately finished and decorated throughout

Driveway parking, electric car charging point and garage

Private and enclosed rear garden

Constructed in 2021 with the remainder of a ten year
NHBC warranty

EPC Rating - B



Accommodation

The Room Guide

ENTRANCE:

Composite entrance door with an elongated rectangular port hole window with stained glass and leaded effect leading into:-

ENTRANCE HALL:

Oak effect LVT flooring throughout. Central heating radiator, two pendant ceiling lights, location of electrical consumer units, stairs rising to first floor with under stair storage cupboard, central heating radiator and doors to:-

LIVING ROOM:

uPVC double glazed window to the front aspect with fitted blinds. Central heating radiator, fully fitted carpet, two pendant ceiling lights and ethernet connection points.

CLOAKROOM:

uPVC double glazed window to the side with obscure glass. Pedestal hand wash basin and close coupled W.C. Central heating radiator, pendant ceiling light and continuation of Oak effect LVT flooring.

KITCHEN / DINER:

uPVC double glazed window to the rear over the sink and full length double glazed patio doors from the dining area lead into the conservatory. The kitchen has an excellent range of matching Shaker style wall and base units which have recently been completely remodelled in the last few years with square edge work surface having inset gas hob with stainless steel extractor fan over, inset one and a half bowl sink with mixer tap, integrated mid height oven and grill, integrated dishwasher and fridge / freezer. There is a utility cupboard with space and plumbing for washing machine, roll edge work surface providing useful additional storage and the location of wall mounted gas combi boiler. A breakfast bar divides the kitchen to the dining area with pendant ceiling light central to the room, central heating radiator and space for dining room furniture. Continuation of Oak effect flooring.



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CONSERVATORY:

Fully glazed to three sides with glazed roof. Fitted blinds to all windows and included in the sale. Sliding full length patio door leading into the rear garden. Tile effect vinyl flooring. Power sockets.



FIRST FLOOR LANDING:

Loft hatch, two ceiling lights, central heating radiator and door to airing cupboard with useful storage space. Doors off to all principal rooms.

BEDROOM THREE:

Single bedroom with uPVC double glazed window to the front aspect with fitted blind. Fitted carpet, pendant ceiling light and central heating radiator. Currently used as office space.



BEDROOM ONE:

A double bedroom with uPVC double glazed window to the front aspect. Space for bedroom furniture, central heating radiator, fully fitted carpet and pendant ceiling light. Built-in wardrobe with mirror doors. Door to:-



EN-SUITE:

Pedestal hand wash basin with tiled splash backing, close coupled W.C. and double size shower enclosure with Mira Azora electric shower over. Wood effect vinyl flooring throughout, central heating radiator, extractor fan, ceiling light and shaving point.

FAMILY BATHROOM:

uPVC double glazed window with obscure glass to the side. Panel enclosed bath with tiled splash backing floor to ceiling with mixer shower and taps over, close coupled W.C. and pedestal hand wash basin with tiled splash backing. Ceiling light, extractor fan, wood effect vinyl flooring throughout and central heating towel rail.

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BEDROOM FOUR:

A single bedroom with uPVC double glazed window to the rear overlooking the rear garden. Central heating radiator, fitted carpet, ceiling light and space for bedroom furniture.

BEDROOM TWO:

Double bedroom with uPVC double glazed window to the rear overlooking the rear garden. Central heating radiator, pendant ceiling light, fitted carpet and built-in wardrobes with mirror doors.



Outside

To the immediate front of the property there is a pathway leading to the front door with established flower beds beside. A pedestrian side gate leads to the rear garden which has a paved patio enjoying a westerly facing direction for the last of the evening sun and alfresco dining, steps then lead down to a lower lawn area which is well bordered by established shrubs and hedges to include a Conifer hedge at the rear providing excellent additional privacy. There is a 8' x 6' timber Shed included in the sale as is a lean-to Greenhouse.

A tarmac driveway provides parking for two vehicles in tandem in front of the garage door together with an EV charging point.

GARAGE:

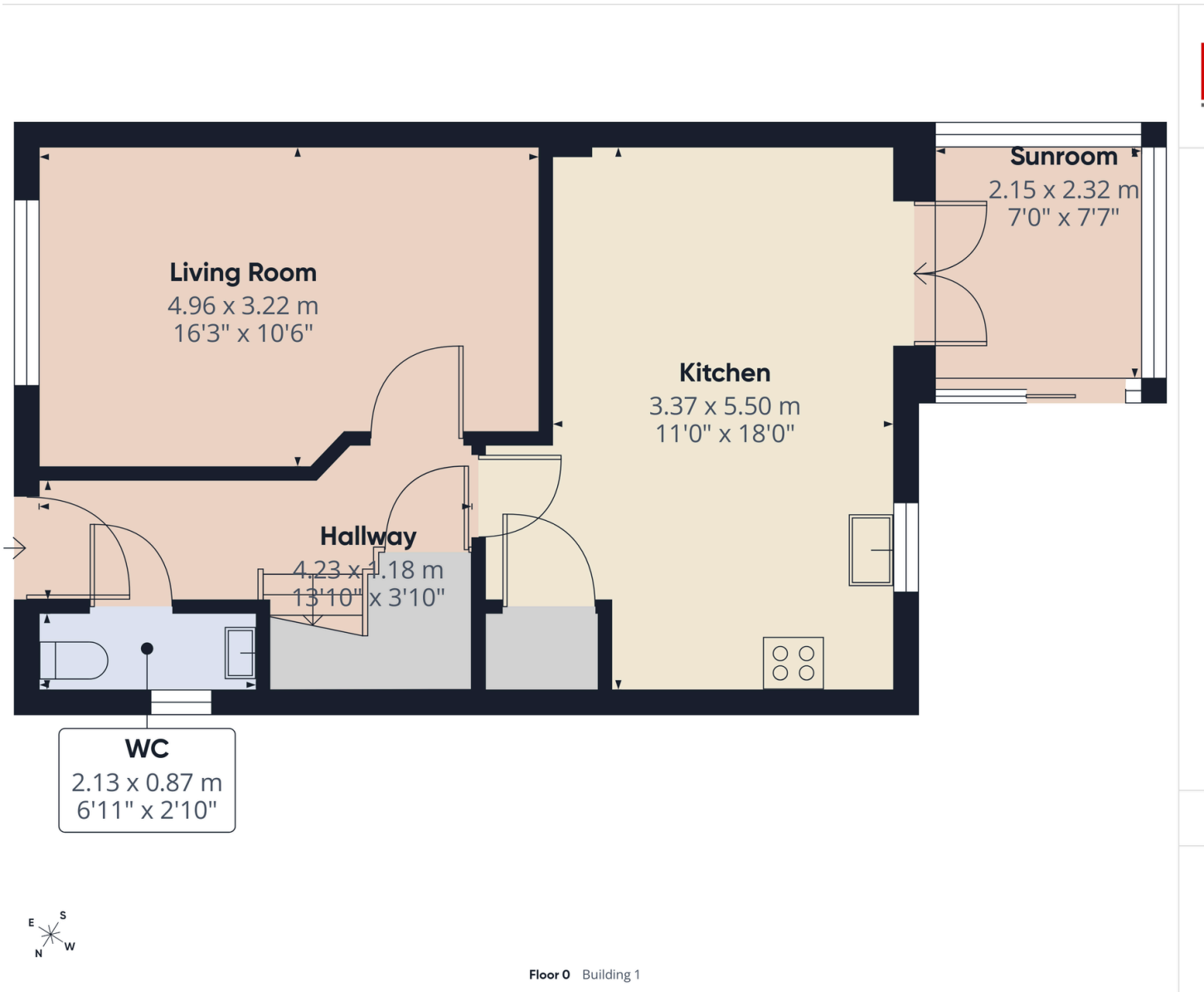
An excellent size with power, lighting and useful rear storage.



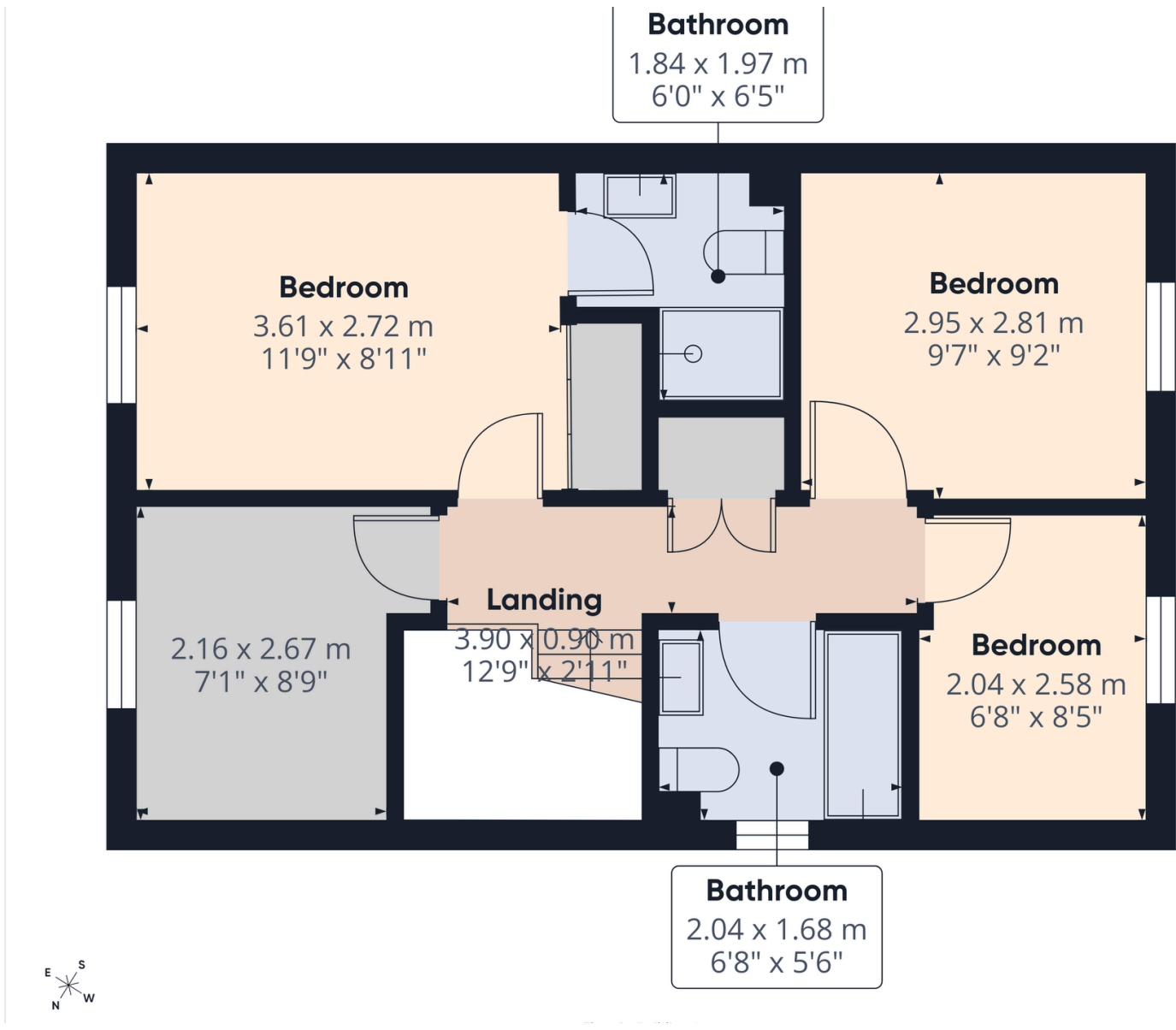
Floor Plan

See The Layout

Ground Floor



First Floor



Additional Information

Useful Property Information

SERVICES:

Mains Water | Mains Drainage | Mains Electric | Mains Gas

AGENTS NOTE:

Estate Management fee is £135.61 per half year for 2026.

VIEWINGS:

Strictly by appointment only. Please call 01566 777 777 or email launceston@kivells.com to book your viewing.

Virtual Tour available on request.

DIRECTIONS:

What3words: /// shipwreck.rezoning.saying

EE RATING: B

COUNCIL TAX BAND: D

DISCLAIMER:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		



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