KIVELLS

Rickallen

Five Lanes, Dobwalls





Rickallen

Fivelanes, Dobwalls, Liskeard, PL14 6JL

Guide Price: £325,000-£350,000

A well-presented three bedroom detached bungalow

Unique, deceptively large and offering flexible accommodation

Positioned within a popular village area, close to local amenities and public transport

Off road parking for several vehicles

Low maintenance gardens

For sale with no onward chain



Description

Rickallen is a well-maintained three bedroom detached bungalow, positioned within the ever popular village of Dobwalls and being within close proximity to local amenities and public transport links.

The property provides spacious accommodation throughout and offers the potential to further increase the current living space subject to the necessary planning permissions required.

Off road parking is available for several vehicles with a single garage providing further parking or storage facilites.

The gardens are low maintenance and positioned to both the front and rear, having outdoor space at both elevations.

The property is being sold with no onward chain and a viewing is highly recommended to fully appreciate the accommodation the property has to offer.



Accommodation

Entrance via a uPVC door with double glazed inset leading into:-

Sunroom
Dual aspect having uPVC double glazed windows to the side and front elevations with far reaching countryside views, radiator, uPVC double glazed sliding doors leading into:-

Living Room
Radiator, LED downlights, television point.

Kitchen/ Dining Room
uPVC double glazed windows to the front elevation with far reaching countryside views beyond, radiator, 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, four ring electric hob with extractor fan over, integrated microwave, integrated double oven, under the counter space and plumbing for dishwasher.

Hallway
Doors off to further rooms, radiator, LED downlights, built-in storage cupboard.

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

Bathroom
Obscure uPVC double glazed window to the rear elevation, walk-in shower with mixer shower over, radiator, LED downlights, low-level W.C, bath with panelled surround and mixer shower tap over, bidet, wash handbasin with mixer tap over and vanity storage below, partially tiled, chrome heated towel radiator.







Accommodation

WC
Low-level W.C, wash hand basin with mixer tap and tiled splashback with vanity storage below.

Bedroom
uPVC double glazed window to the rear elevation, radiator, double wardrobe.

Bedroom/ Study
uPVC double glazed window to the side elevation, radiator, door into:-

Garage
uPVC double glazed door leading to the side elevation, uPVC double glazed window to the side elevation, electric up and over door, access to attic via loft hatch, plumbing for wash hand basin with mixer tap and vanity storage below.

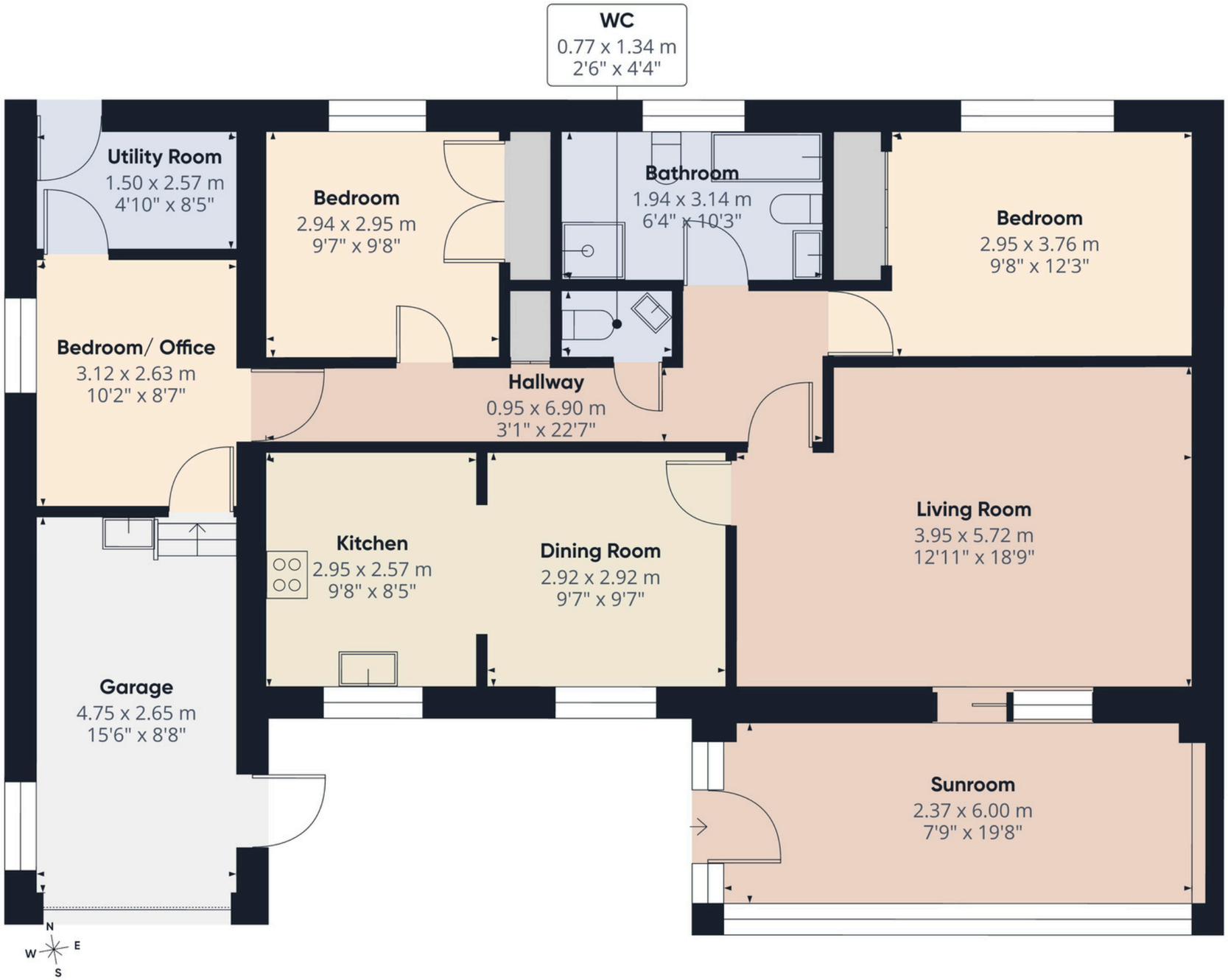
Utility
Obscure uPVC double glazed door to the rear elevation.







Floor Plan



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Approximate total area(1)

117.4 m²

1264 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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Outside

The property is approached via the tarmacadam driveway providing off road parking for several vehicles, leading to the single garage providing further off road parking or an area for a multitude of options.

Rickallen is bordered by a mature hedgeline, with a level lawn to the front elevation.

To the rear elevation the garden is tiered, providing a patio area to enjoy outdoor dining and entertaining with an area of level lawn above.





Additional Information

Useful Property Information

SERVICES:

Mains water, drainage, electricity and LPG fired central heating.

VIEWINGS:

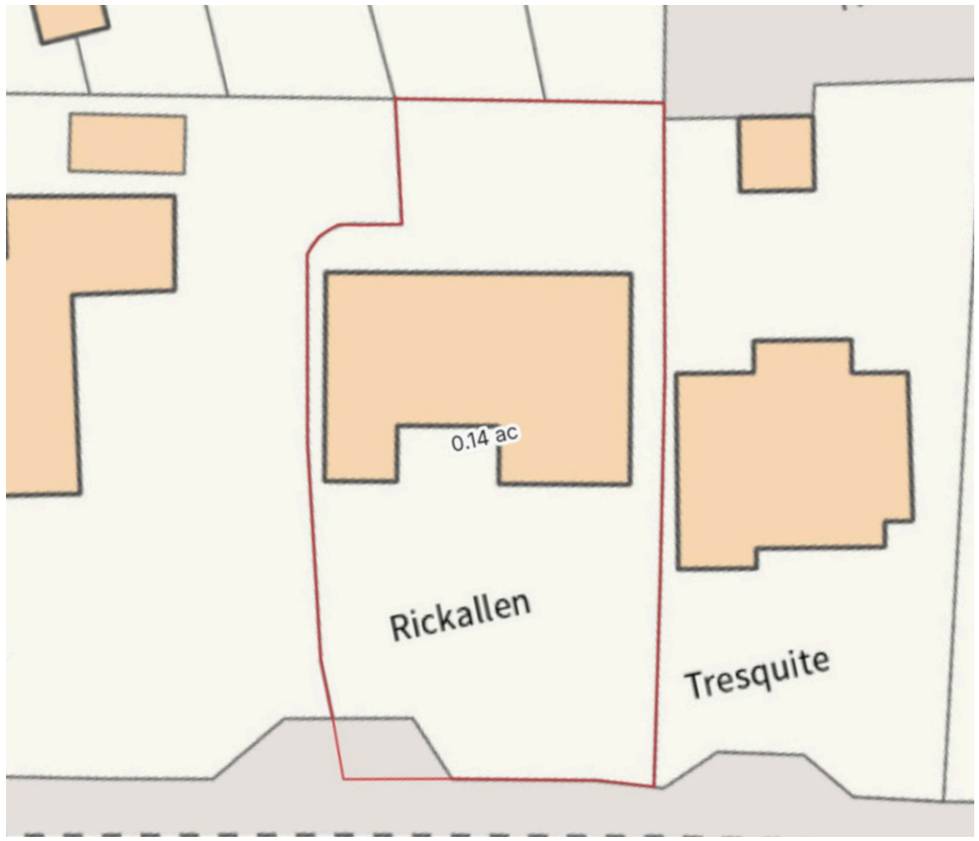
Strictly by appointment only. Please call 01579 345543 or email liskeard@kivells.com to book your viewing.

Virtual Tour :
https://tour.giraffe360.com/8589b4402b76493eaa90d2a5d1024707

DIRECTIONS:

What3words: /// hacksaw.clown.officer

EE RATING: TBC
COUNCIL TAX BAND: C



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