

# Kit Hill View

Launceston | Cornwall

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## Price Guide £257,500







Tucked away within a popular development is this 3 bedroom (1 en-suite) detached home enjoying a larger than average garden. The property is well-presented throughout, offering a fantastic kitchen/dining room and a separate dual aspect sitting room. Sizable enclosed rear garden and 2 private parking spaces.

You enter the property into a hallway with stairs to the first floor and ground floor WC. The sitting room is dual aspect with French doors out to the side garden. There is space under the staircase for a office area plus under stairs storage. The kitchen/dining room is also dual aspect with a range of modern eye and base level units plus integrated appliances. The dining area sits in front of a window and is perfect for family gatherings.

On the first floor are 3 bedrooms (1 en suite) and a family bathroom. The principal bedroom is a great size and has an en-suite shower room. Bedroom 2 is a smaller double bedroom and bedroom 3 is a single bedroom or could be used as a study/hobbies room. The family bathroom has a matching 3 piece suite with a shower over the bath.

Adjoining the side of the property is a larger than average enclosed garden. From the French doors in the sitting room, steps take you down to a patio area ideal for sitting out in. Beyond here is a large area of lawn perfect for children and pets to enjoy. To one side are 5 bar wooden gates opening onto 2 off road parking spaces. To the far corner of the garden is a detached garden shed.







**Situation**

Launceston is an ancient town steeped in History with the imposing Launceston Castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Launceston is centred one mile (1.6 km) West of the River Tamar, which constitutes almost the entire border between the Cornish peninsular and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline whilst providing great access to Plymouth and Exeter and beyond. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa Coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

**Directions**

The postcode to the property is PL15 9EF. From our office turn left onto Hurdon Road, taking the next right hand turning just before the traffic lights. Follow this road and turn right into Kit Hill View where the property will be seen on your left hand side.

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## Entrance Hallway

## Kitchen / Dining Room
16'0" max x 11'3" max (4.89m max x 3.43m max)

## Sitting Room
16'0" x 9'8" (4.89m x 2.96m )
2.96m extends to 3.92m

## WC
5'0" x 3'2" (1.54m x 0.97m )

## First Floor

## Bedroom 1
11'3" x 9'8" (3.45m x 2.95m )

## En-Suite
6'4" x 4'5" (1.94m x 1.35m )

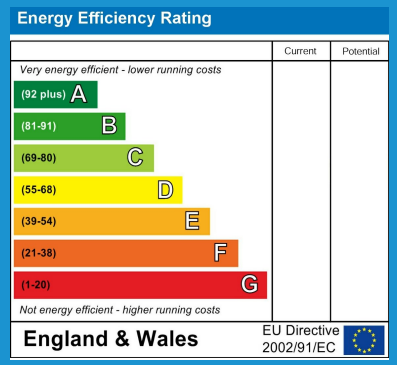
## Bedroom 2
8'2" x 8'0" (2.50m x 2.46m )

## Bedroom 3
8'0" x 7'6" (2.46m x 2.31m )

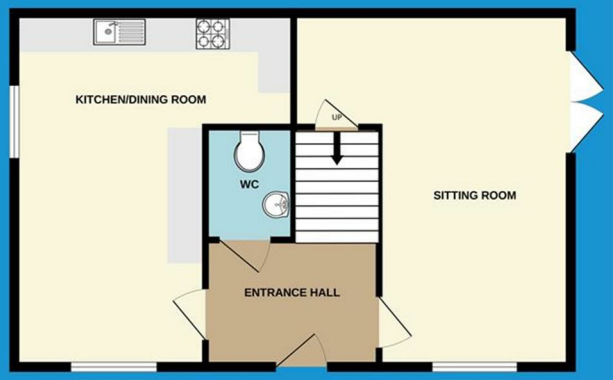
## Bathroom
6'6" x 5'5" (2.00m x 1.67m )

## Services
Mains Electricity, Gas, Water and Drainage.
Council Tax Band C

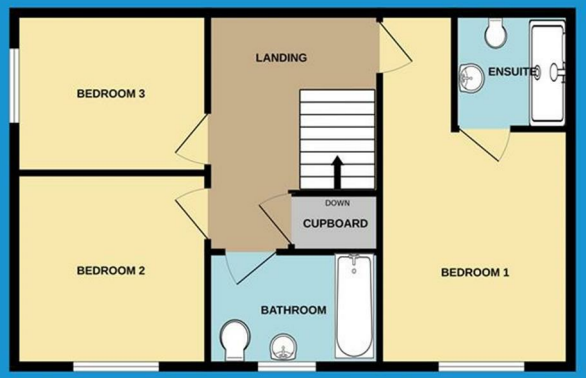
## Agent Note
The development has an management charge to maintain communal areas.




## Ground Floor




## First Floor










IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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