

KIVELLS

Trelase
Liskeard, Cornwall





Trelase

Liskeard, Cornwall, PL14 4HQ

Guide Price: £280,000-£290,000

Immaculately presented four-bedroom semi-detached house

Positioned on the edge of the popular market town of Liskeard

Arranged over three floors with flexible living accommodation

South facing low-maintenance enclosed rear garden



Description

An immaculately presented four-bedroom semi-detached home, ideally positioned on the edge of the popular market town of Liskeard, enjoying lovely open views and well-planned accommodation arranged over three floors. Finished to a high standard throughout, this attractive property offers flexible and spacious living, perfect for modern living.

The ground floor provides welcoming living accommodation with a contemporary feel, while the upper & lower ground floors offer four well-proportioned bedrooms, allowing versatility for family living, home working, or guest accommodation. The layout over three floors creates a bright and airy atmosphere, with many rooms taking advantage of the pleasant views.

Externally, the property benefits from a level low-maintenance garden, ideal for those seeking an easy-to-manage outdoor space for relaxing or entertaining. The location combines the convenience of town amenities with the appeal of an edge-of-town setting, making this a highly desirable home.

Early viewing is strongly recommended to fully appreciate the presentation, views, and versatile accommodation this property has to offer.



Accommodation

The Room Guide

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

Hallway

Radiator, stairs rising to the first floor, coving to ceiling.

Cloakroom

Obscure uPVC double glazed window to the front elevation, low-level W.C, pedestal wash hand basin with mixer tap and tiled splashback, radiator, coving ceiling.

Kitchen

uPVC double glazed window to the front 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, built in double oven with four ring electric hob and extractor fan over, integrated slimline dishwasher, integrated fridge freezer, coving to ceiling, built-in storage cupboard.

Living/ Dining Room

Dual aspect having uPVC double glazed windows to the side and rear elevations with far reaching countryside views, radiators, coving to ceiling, television point, stairs to lower ground floor.

First Floor

Doors off to all first floor rooms, access to attic via loft hatch, coving to ceiling, built in airing cupboard.

Bedroom

uPVC double glazed window to the front elevation, radiator, built in storage cupboard, coving to ceiling.



Accommodation

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Bathroom

Obscure uPVC double glazed window to the side elevation, bath with panelled surround and mixer tap with mixer shower over and glazed shower screen, low-level W.C, pedestal wash handbasin mixer tap, chrome heated towel radiator, tiled floor to ceiling, coving to ceiling.

Master Bedroom

Fully fitted solid wood bedroom suite including wall to wall wardrobes, chest of drawers, dressing table, side cabinet and headboard, uPVC double glazed window to the rear elevation with far reaching countryside views beyond, radiator, coving to ceiling.

Lower Ground Floor

Doors off to all lower ground floor rooms, built in under stair storage cupboard, radiator, coving to ceiling.

Bedroom

uPVC double glazed windows to the front elevation, radiator, coving to ceiling.

Utility Room

uPVC double glazed door leading to the side elevation, a range of fitted wall and base units with roll top work surfaces over incorporating a stainless steel sink and drainer with mixer tap, under counter space and plumbing for washing machine and tumble dryer, coving to ceiling.

Shower Room

uPVC double glazed window to the side elevation, pedestal wash hand basin with mixer tap, low-level W.C, shower cubicle with glazed shower screen and mixer shower over, chrome heated towel radiator, tiled floor to ceiling, coving to ceiling.

Bedroom / Reception Room

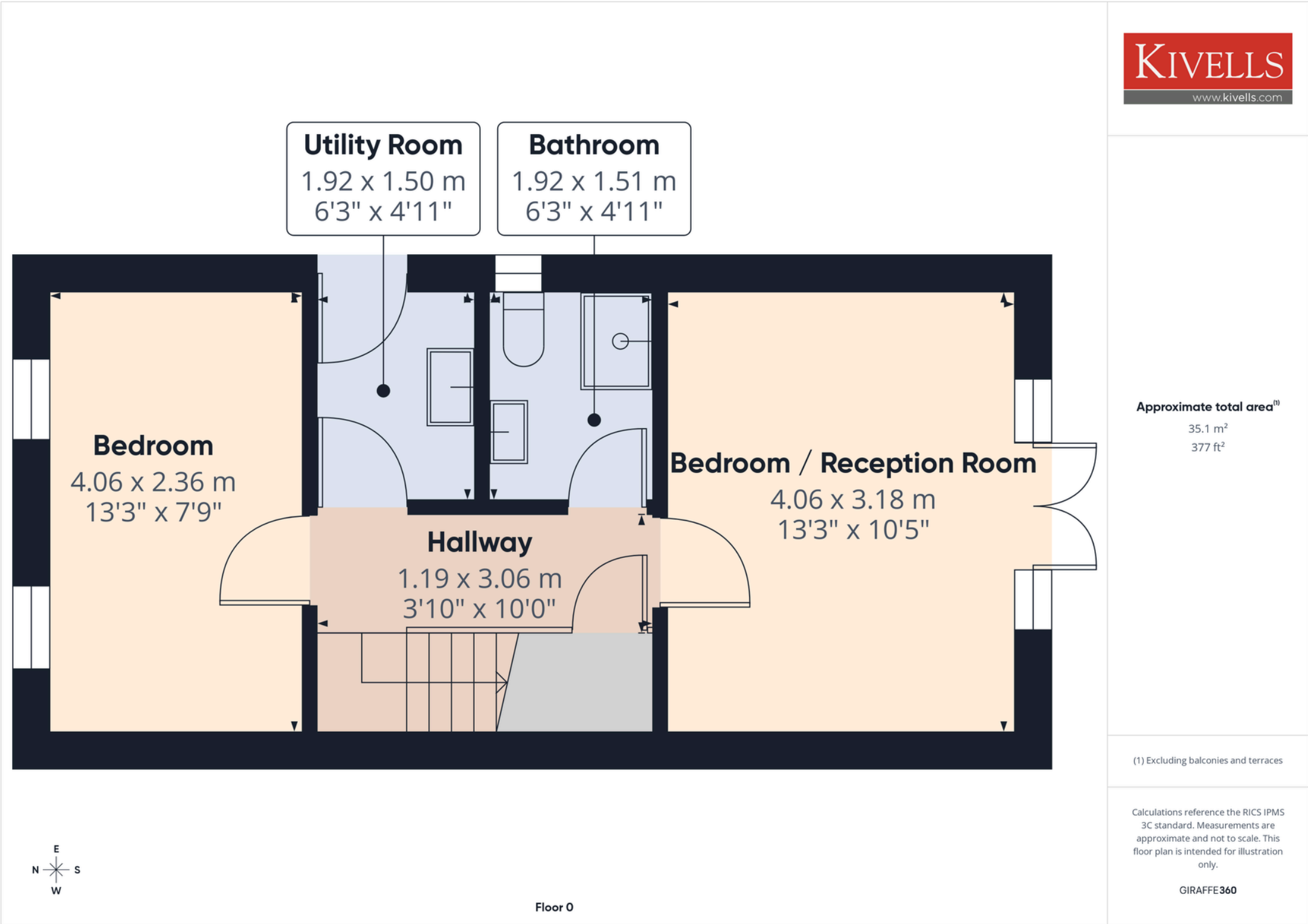
uPVC double glazed double doors and windows leading to the rear garden, coving to ceiling, radiator, external electric sun blind.



Floor Plan

See The Layout

Approximate Total Area:
103.4 m2 | 1112 ft2



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Outside

External Spaces

To the front of the property are two allocated parking spaces providing convenient off-road parking.

To the rear is an enclosed, low -maintenance garden which benefits from a desirable south-facing aspect, making it an ideal space for outdoor seating and enjoying the sunshine throughout the day. There is an area of paved patio, with the rest of the garden being decked.



Additional Information

Useful Property Information

SERVICES:

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

VIEWINGS:

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

Virtual Tour available on request.

DIRECTIONS:

What3words: /// occupy.rocked.remembers

EE RATING: C

COUNCIL TAX BAND: D

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Scale 1:137 (at A4)



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