



11 Hollies Road

Launceston, Cornwall, PL15 8HB

KIVELLS

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£379,950 Guide Price

Extended and well presented detached bungalow

Established "wrap-around" gardens offering seclusion and privacy

Mains gas central heating throughout and modern double glazing

Parking for 3 vehicles and garage

Generously proportioned living accommodation

Walking distance to town amenities

EPC Rating C



DESCRIPTION

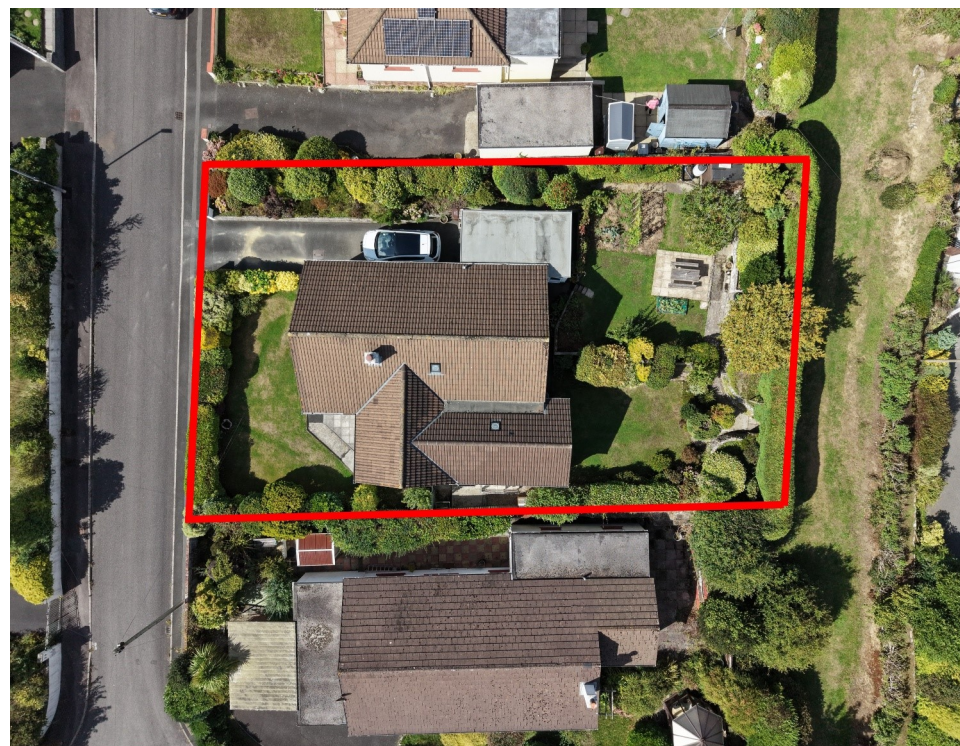
This extended three bedroom detached bungalow enjoys a quiet cul de sac position within easy walking distance of Launceston town centre and its wide range of amenities. Offering spacious and well presented accommodation, the property has been thoughtfully improved and provides a practical layout ideally suited to those looking for comfortable single storey living.

A welcoming entrance hall gives access to the principal accommodation. The generous dual aspect sitting room features a large picture window overlooking the front garden with attractive views towards the Kensey Valley beyond. The impressive kitchen, dining and family room forms the heart of the home, offering excellent space for both dining and relaxed seating alongside a modern fitted kitchen with a range of integrated appliances. From here there is access to a useful utility room.

There are three well proportioned double bedrooms. The principal bedroom is particularly spacious and benefits from access to a Jack and Jill shower room, while bedrooms two and three enjoy pleasant outlooks across the rear garden. A further family shower room has also been refitted and includes a generous double shower enclosure.

Modern double glazing and mains gas central heating are installed throughout and the property has an EPC rating of C.

Outside, the bungalow is approached over a private driveway providing tandem parking for up to three vehicles, leading to an attached single garage with power and light.



The established wrap around gardens are a particular feature of the property and have been carefully landscaped to provide a good degree of privacy. To the rear are two main lawned areas with established shrub and hedge borders, together with a paved patio ideal for outside dining. There is also a productive vegetable and allotment area, mature apple tree and timber garden shed.

An elevated section of garden enjoys far reaching views and features mature planting including laurel, bay and variegated holly, while a conifer hedge and archway provide access towards a secure green lane and pedestrian gate. Paths lead around both sides of the bungalow with additional access to the utility room and garage.

To the front is a further lawned garden enclosed by established planting, completing what is a spacious and attractive bungalow in a convenient and well connected position.

Accommodation

ENTRANCE HALL

Composite half glazed front door with obscure glass and obscure glass flag windows to the side. Wood effect LVT flooring throughout with space for coat and boot storage. Storage cupboard, central heating controls, radiator, loft access, ceiling light and door to:-

KITCHEN / DINER

Currently used as kitchen / breakfast room with additional lounge having central heating radiator, light tunnel, pendant ceiling light and T.V. point. Opening into kitchen / breakfast room with uPVC double glazed window to the side having far reaching rural views beyond the front garden. Wood effect square edge work surface with tiled splash backing, inset stainless steel sink and drainer unit with mixer tap over, inset electric hob with stainless steel extractor hood above, integrated double oven and grill, matching shaker style wall and base units, space for dishwasher and tall fridge freezer. Directional spotlighting and half glazed door with uPVC window to the side into:-

UTILITY

Fully glazed uPVC double glazed door to the side garden and uPVC double glazed window to the side. Oak work surface with space and plumbing for washing machine under. Ceiling light, central heating radiator, parquet wood effect vinyl flooring and door to:-

BEDROOM THREE

uPVC double glazed window to the rear garden. Wood effect laminate flooring, ceiling light, space for bedroom furniture and central heating radiator. Currently used as an art studio.

JACK & JILL SHOWER ROOM

Close coupled W.C, pedestal hand wash basin and shower enclosure with fully tiled floor to ceiling splash backing and electric Mira shower over. Continuation of parquet effect vinyl flooring, electric heated towel rail, extractor fan, light tunnel, ceiling light and door into:-

MASTER BEDROOM

Large uPVC double glazed picture window overlooking the rear garden with central heating radiator beneath. Fully fitted carpet, pendant ceiling light, space for bedroom furniture and T.V. aerial point.



Floor plan



BEDROOM TWO

A good sized double bedroom with large double glazed picture window overlooking the rear garden and central heating radiator beneath. T.V. aerial point, pendant ceiling light and space for bedroom furniture.



SHOWER ROOM

uPVC double glazed window to the side aspect with obscure glass. Corner shower enclosure with tiled splash backing floor to ceiling and electric Mira Sport shower over, pedestal hand wash basin and close coupled W.C. Timber clad to half height, pendant ceiling light, extractor fan and central heated towel rail.



LOUNGE

A grand well proportioned reception room enjoying a dual aspect with large picture window to the front garden having wonderful rolling countryside views and further full length uPVC double glazed window to the side with far reaching views. Faux fireplace with electric fire suite sat on a slate hearth and Oak mantel over. T.V. point, two central heating radiators, fully fitted carpet, two pendant ceiling lights and additional wall lighting.



Services

Mains water, electricity, drainage and gas.



EE Rating - C



Council tax band - D



Directions

What3Words - ///behalf.lifelong.observes



Virtual Tour - available on request

Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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GARDEN

A tarmac path leads around the rear and side of the property with three steps up to an elevated first lawn. This area also includes a productive vegetable patch with a paved patio area perfect for enjoying the far reaching views offering complete privacy and the perfect spot for alfresco dining. An established Apple tree sits beside a useful timber 4' x 6' shed, access into the rear of the garage and a concrete path to the far end. To the very far side of the garden is a further elevated planting area with established shrubs including Laurel, Bay and variegated Holly tree, this sits beside an established Conifer hedge with archway through to a convenient green lane secured with a pedestrian gate. The second lawn sits in front of the windows of bedroom one and three being predominantly laid to lawn with further established shrub and hedge borders, again further access to the rear side with doors into the utility and pedestrian gate to the front garden. The front garden is laid to lawn with path to the front door and a tarmac driveway sits in front of the garage allowing parking for two to three vehicles in tandem.

GARAGE

Up and over vehicular door. Pedestrian door to the rear garden with single glazed window adjacent. Power and light. Location of the combi mains gas boiler, electrical consumer units and electric meter. Outside tap.

DRIVEWAY

A tarmac driveway sits in front of the garage allowing parking for two to three vehicles in tandem.



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