KIVELLS

45 Blackbird Crescent

Launceston, Cornwall, PL15 9LW



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Guide Price: £279,950

Spacious four-bedroom terraced house

Well presented throughout

Low maintenance enclosed rear garden with lawn and patio

Two single garages and parking

Offered for sale with no onward chain

EPC - C



Description

A fantastic opportunity to purchase a spacious terraced house, situated within a popular residential development and offered for sale with no onward chain. The property provides well-proportioned accommodation throughout and offers the potential to move in with minimal disruption.

The accommodation briefly comprises an entrance hallway, living/dining room, W.C., cloakroom, further reception room and kitchen. To the first floor are four bedrooms, including a master bedroom with en-suite, together with a family bathroom.

Externally, the property benefits from an enclosed rear garden, providing a pleasant outdoor space. The sale also includes two single garages, offering valuable additional storage and parking.





Accommodation

The Room Guide

ENTRANCE HALLWAY

uPVC entrance door. Stairs rising to the first floor, doors leading to all ground-floor rooms, LVT flooring, radiator and pendant light.

LIVING ROOM:

Window to the front elevation, carpeted, radiator, pendant light, feature fireplace with wooden mantel, marble hearth and inset electric fire. Space for living room furniture. Doorway leading into:

DINING ROOM AREA:

Patio doors leading to the rear garden, pendant light, carpeted, radiator and space for a dining room table.

FURTHER RECEPTION ROOM:

Window to the front elevation, pendant light, radiator and carpeted. Could be utilised as a further reception room, study or additional bedroom.

CLOAKROOM / W.C.:

Close-coupled WC, radiator, sink with mixer tap, tiled splashback and cupboard below. Pendant light and LVT flooring.

KITCHEN:

Window to the rear elevation, along with a door leading to the rear garden. Range of base and eye-level units with roll-top work surface over, tiled splashback, inset gas hob with extractor fan above and oven below, stainless-steel sink with mixer tap and drainer. Space for washing machine and dishwasher or under-counter fridge.







Accommodation

The Room Guide

FIRST FLOOR LANDING:

Doors leading to all first-floor rooms, carpeted, pendant light, radiator and access to loft hatch.

BEDROOM ONE:

Window to the rear elevation, radiator, carpeted, pendant light, space for double bed and bedroom furniture. Door into:

EN-SUITE:

Obscure window to the rear elevation, corner shower with glass doors and tiled splashback, close-coupled WC, radiator, LVT flooring, sink with mixer tap, cupboard below and tiled splashback. Round ceiling light and extractor fan.

BEDROOM TWO:

Window to the front elevation, radiator, carpeted, pendant light, space for double bed and bedroom furniture.

BEDROOM THREE:

Window to the front elevation, radiator, carpeted, pendant light, space for double bed and bedroom furniture, access to built-in wardrobe.

BEDROOM FOUR:

Window to the rear elevation, radiator, carpeted, pendant light, space for single bed and bedroom furniture.

BATHROOM:

Obscure window to the rear elevation, suite comprising panel-enclosed bath with glass screen and electric shower over, tiled splashback. LVT flooring, radiator, round ceiling light, extractor fan, sink with mixer tap, cupboard below and tiled splashback.



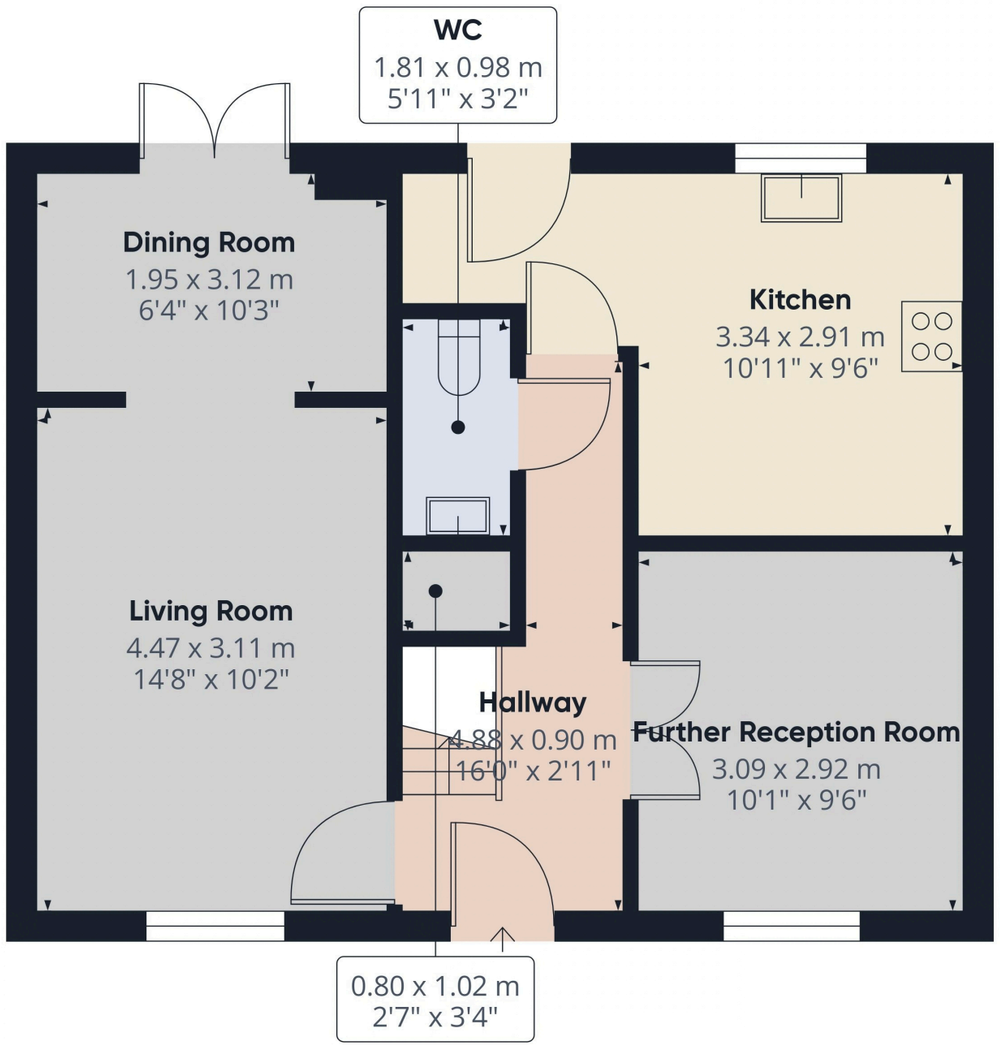




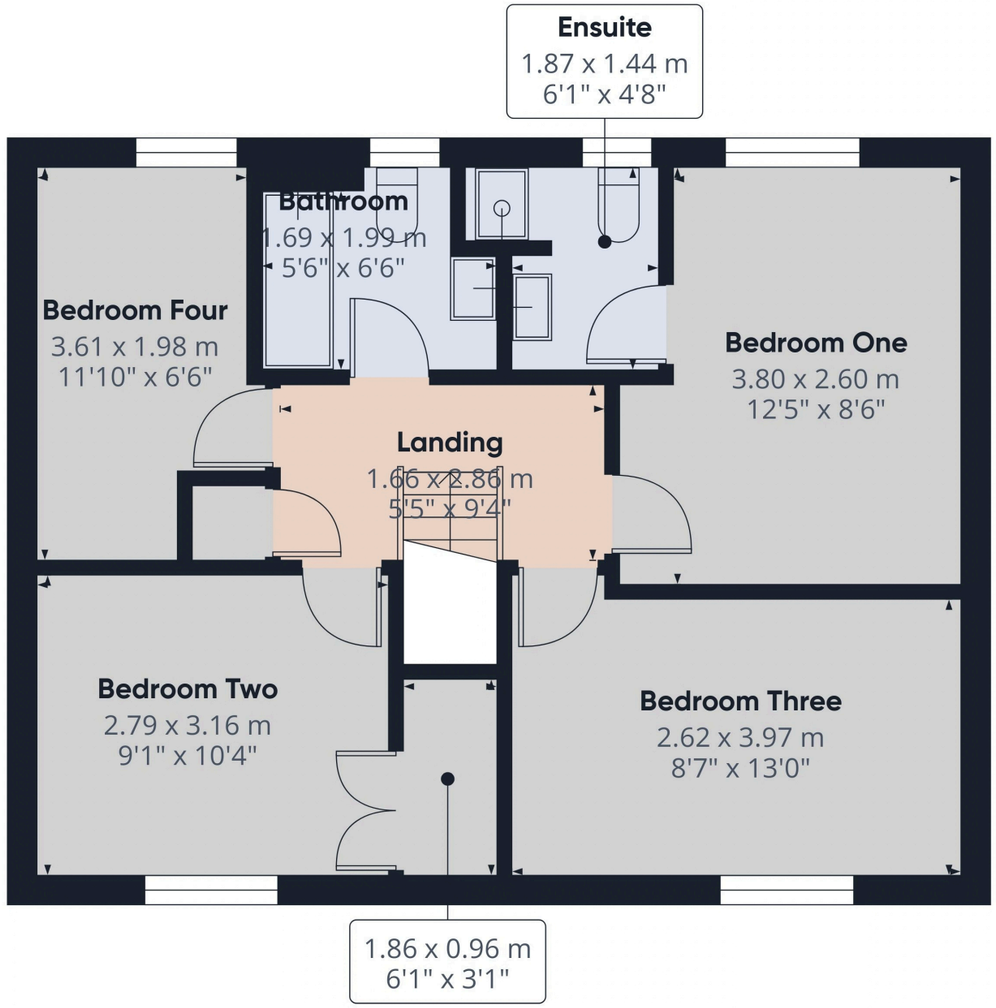
Floor Plan

See The Layout

Ground Floor



First Floor



Floor 1 Building 1

Additional Information

Useful Property Information

SERVICES:

Mains Water | Mains Electric | Mains Drainage | Gas central heating

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VIEWINGS:

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

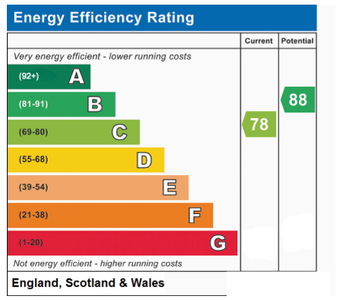
Virtual Tour available on request.

DIRECTIONS:

What3words: /// formation.outlined.adjuster

EE RATING: C

COUNCIL TAX BAND: D



Outside

The rear garden is enclosed by wooden fencing and is split into patio and lawn areas for ease of maintenance. There is a wooden gate providing access to the garage area.

There are two single garages at the rear of the property both with up and over doors together with eaves storage. There is also parking at the front of the property.



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