



CALLINGTON Offers Over £385,000



8 SKITTA CLOSE

Callington, Cornwall PL17 8FD

*Extremely spacious and immaculately presented detached family home
In a small select development on the fringes of this popular Cornish town*

Four Bedrooms - Two with Fabulous En-Suites
Master Bedroom with Striking Countryside Views, Master En-Suite & Dressing Room
20ft Dual Aspect Kitchen/Breakfast Room
Spacious Dining/Family Room with Stunning Views
South Facing Garden with Seating Areas
Driveway Parking & Detached Double Garage
Security Alarm System
Remainder NHBC Builders Warranty

Offers Over £385,000



**Bedford Court
14 Plymouth Road
Tavistock
PL19 8AY**



SITUATION AND DESCRIPTION

A superb, immaculately presented and extremely spacious four bedroom three bathroom modern detached family home with enclosed south facing garden, brick paved driveway and detached double garage, well situated in a small select development in the fringes of the popular Cornish town of Callington and within easy reach of amenities and good transport links.

This impressive home was built in 2016 and has been further enhanced and extended by the current owner using quality fixtures and fittings and there is a lovely use of oak and stainless steel throughout the property.

The property is accessed via the entrance porch which opens to a welcoming hallway with doors leading to the W.C/laundry room which houses the combi-boiler; a dual aspect sitting room with modern bio fireplace and French doors to the south facing garden and the superb dual aspect kitchen/breakfast room with built-in appliances and French doors to the garden. The ground floor is completed by the spacious dining/family room with full height windows maximising the far reaching countryside views with door access to the rear garden. The first floor has been enhanced with the exquisite master bedroom suite with spectacular views and has a stunning full master ensuite bathroom with "his and hers" sinks and dressing room. The second double bedroom also has a modern ensuite shower room and there are two further bedrooms and an excellent, large family bathroom with double ended bath and separate shower cubicle.

The property has LED lighting throughout and good quality usb sockets. The property is covered by outside security lighting and has an alarm system. There are multiple waterproof electric sockets and two external water taps (front and rear of the property). Three separate consumer units serve the property. Main house attics (two) are fully boarded, with electric sockets and lighting.

This efficient property has an EPC rating of B and its accommodation briefly comprises: entrance porch; entrance hall; 20' dual aspect kitchen/breakfast room; W.C/laundry room; 21' dining room/family room; 20' dual aspect sitting room; landing; master bedroom with full ensuite bathroom and dressing room; second bedroom with ensuite shower room; two further bedrooms and a large family bathroom. The property benefits from gas fired, Hive controlled central heating, PVCu double glazing and the remainder of the NHBC builders warranty.

The property is complemented outside with an enclosed south facing garden which is mainly laid to lawn with two areas of decking and paved patio providing ideal spaces for outside dining and enjoying the sunshine. Alongside the property is a brick paved driveway providing off road parking beside which is the detached double garage with a four sided hipped tiled roof and has power, lighting and splash back walling. Early viewing recommended.





ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves. The accommodation, together with approximate room sizes, is as follows:

ENTRANCE PORCH

HALLWAY

SITTING ROOM 19' 6" x 11' 6" (5.94m x 3.51m)

W.C/LAUNDRY ROOM

KITCHEN/BREAKFAST ROOM 19' 6" x 8' 7" (5.94m x 2.62m)

DINING/FAMILY ROOM 21' x 11' 2" (6.4m x 3.4m)

FIRST FLOOR:

LANDING

MASTER BEDROOM 18' 9" maximum x 11' 1" maximum (5.72m x 3.38m)

ENSUITE BATHROOM

DRESSING ROOM

BEDROOM TWO 13' 3" maximum x 11' 8" maximum (4.04m x 3.56m)

ENSUITE SHOWER ROOM

BEDROOM THREE 11' 4" x 8' 8" (3.45m x 2.64m)

BEDROOM FOUR 9' x 6' 3" (2.74m x 1.91m)

BATHROOM

GARAGE 16' 2" x 16' (4.93m x 4.88m)





SERVICES

Mains electricity, mains gas, mains water and mains drainage.

OUTGOINGS

We understand this property is in band 'D' for Council Tax purposes.

VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

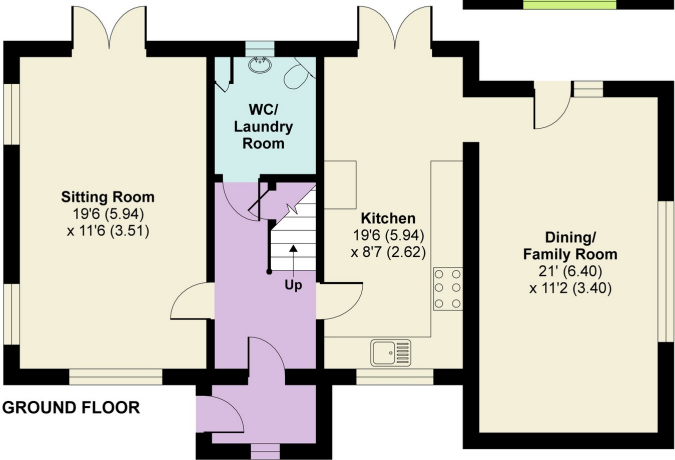
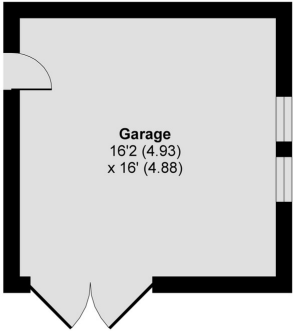
DIRECTIONS

From Callington leave the town on the A388 Launceston Road towards Kelly Bray. In approximately 3/4 of a mile turn right into Skitta Close where the property will be found in about 200 yards on the right hand side.



Skitta Close, Callington, PL17

Approximate Area = 1612 sq ft / 149.7 sq m
 Garage = 258 sq ft / 23.9 sq m
 Total = 1870 sq ft / 173.7 sq m
 For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Mansbridge Balment. REF: T26496

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*** PL19, PL20, EX20**

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