



53 Rowan Lane,
Liskeard,
PL14 6FG
£330,000



Trowbridge's
ESTATE & LETTINGS





Trowbridge's Estate and Lettings are pleased to offer this three bedroom link-detached house located in a cul-de-sac position with the original name of the estate being Woodland Grove and the type of house was a Cedar. The property is located on the outskirts of Liskeard, close to Woodgate Road and offers an entrance hall, ground-floor cloakroom, lounge/dining room, kitchen with built-in appliances, first-floor landing, three bedrooms, master bedroom with en-suite, family bathroom, double glazed windows/doors, gas fired central heating, driveway offering off-road parking, garage with power/light and personal door to rear garden, front and rear gardens



ENTRANCE HALL

13' 3" x 3' 3" (4.04m x 0.99m) The property can be approached via a double glazed front door with covered porch offering access to the entrance hall. Two ceiling-mounted pendant light points, stair case with wall-mounted handrails and banister rail offer access to the first-floor landing

GROUND-FLOOR CLOAKROOM

From the entrance hall, door offers access to the ground-floor cloakroom. Side aspect double glazed window with roll edge sill, low-level WC, wash hand basin with mixer tap, partially tiled walls, ceiling-mounted inset downlights, ceiling-mounted extractor fan



LOUNGE/DINING ROOM

16' 1" x 11' 5" (4.9m x 3.48m) From the entrance hall, door offers access to the lounge/dining room. Rear aspect double glazed window overlooking rear garden, roll edge sill, door offers access to cupboard space with consumer unit, floor storage and ceiling-mounted light point, telephone point, TV aerial connection point, two ceiling-mounted pendant light points, double glazed, double opening French style doors offers access to the patio and rear garden



KITCHEN

14' 8" x 8' 9" (4.47m x 2.67m) From the entrance hall, door and further access leads to the kitchen. Front aspect double glazed window with roll edge sill, roll edge work surfaces incorporating matching low-level and eye-level units with under-unit lighting, offering cupboard and drawer space, 1 ¼ bowl sink unit and drainer with mixer tap, cupboard complimenting kitchen units houses an Ideal combi gas boiler, built-in fridge-freezer, built-in washing machine, built-in dishwasher, built-in stainless steel single oven, four-ring halogen hob, stainless steel splash back, stainless steel cooker hood with fan/light over, all built-in appliances are Zanussi, ceiling-mounted inset downlights, room for table and chairs

ALL THE GROUND-FLOOR ROOMS HAVE UNDERFLOOR HEATING

FIRST-FLOOR LANDING

From the entrance hall, stair case with wall-mounted handrails and banister rail offer access to the first-floor landing. Door offers access to an airing cupboard, wall-mounted heater and slatted shelf storage, ceiling-mounted pendant light point



MASTER BEDROOM ONE

10' 5" x 8' 6" (3.18m x 2.59m) From the first-floor landing, door offers access to master bedroom one. Rear aspect double glazed window with roll edge sill overlooking the rear garden and single panel radiator under with thermostat control, TV aerial connection point, ceiling-mounted pendant light point



EN-SUITE SHOWER ROOM

9' 6" x 5' 6" (2.9m x 1.68m) From the master bedroom, door offers access to the en-suite shower room. Partially tiled wall to half-wall height, matching suite comprising of low-level WC, wash hand basin with mixer tap, heated towel rail with thermostat control, wall-mounted shaver point, tiles floor, shower cubicle with wall-mounted shower controls with tiled walls, ceiling-mounted inset downlights, ceiling-mounted vent

BEDROOM TWO



From the first-floor landing, door offers access to bedroom two. Front aspect double glazed window with roll edge sill and single panel radiator under with thermostat control, TV aerial connection point, ceiling-mounted pendant light point

BEDROOM THREE

9' 9" x 7' 3" (2.97m x 2.21m) From the first-floor landing, door offers access to bedroom three. Rear aspect double glazed window with roll edge sill overlooking the rear garden and single panel radiator under with thermostat control, telephone point, TV aerial connection point, ceiling-mounted pendant light point, access to loft space



FAMILY BATHROOM

6' 9" x 6' 1" (2.06m x 1.85m) From the first-floor landing, door offers access to the family bathroom. Partially tiled walls to half-wall height, tiled floor, wall-mounted heated towel rail, wall-mounted shaver point, matching suite comprising of low-level WC, wash hand basin with mixer tap, panel enclosed bath with mixer tap, shower attachment and shower screen, further tiled walls to bath area from floor to ceiling height, ceiling-mounted inset downlights, ceiling-mounted vent



FRONT GARDEN

To the front elevation, there is a brick-built driveway offering off-road parking for two vehicles, further brick-built pathway abutting the property, outside light point, outside tap, covered porch over the front door, electric/gas meter cupboards, the remainder of the front elevation is laid to a lawned garden with flower and shrubs borders

GARAGE

18' 9" x 9' 6" (5.72m x 2.9m) Garage with up and over door, slate tiled roof, power and light, eaves storage space, personal door offers access to the rear garden

SIDE ELEVATION

To the side elevation, there is a paved pathway offering access to the rear garden



REAR GARDEN

The rear garden is laid to a wide shrub and flower border with a small step way offering access to the paved patio area. A paved pathway abuts the property and the remainder of the garden is laid to a shaped lawn with a flower and border, timber panel fences to rear and alternate boundary. UPVC barge boards and soffits

THE PROPERTY OFFERS NO UPPER CHAIN AND IS CURRENTLY GOING THROUGH PROBATE

VIEWINGS ARE HIGHLY RECOMMENDED





Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		