



69 Aries Hill,
Liskeard,
PL14 3GN
£340,000



Trowbridge's
ESTATE & LETTINGS





Towbridges' Estate and Lettings are pleased to offer this four bedroom detached house located in the popular development of Charter Way. The property was built approximately two years ago and has the benefit of a current National House Building Council certificate with eight years remaining. The property offers an entrance hall, ground-floor cloakroom, lounge/dining room, kitchen/dining room with built-in appliances, first-floor landing, four bedrooms, master bedroom with en-suite shower room, family bathroom, double glazed windows/doors, small front garden, enclosed rear garden, double garage with up and over doors and eaves storage space, parking for two cars to the front of the garage

ENTRANCE HALL

9' 10" x 5' 3" (3m x 1.6m) The property can be approached via a double glazed door with obscure glazed windows offers access to the entrance hall. Wall-mounted radiator, ceiling-mounted pendant light point, stair case offers access to the first-floor landing

GROUND-FLOOR CLOAKROOM

From the entrance hall, door offers access to the ground-floor cloakroom. Front aspect obscure glazed, double glazed window with tiled sill, low-level WC, pedestal wash hand basin with splash back tiles, wall-mounted radiator with thermostat control,



ceiling-mounted light point, wall-mounted consumer unit

LOUNGE/DINING ROOM

15' 5" x 11' 3" (4.7m x 3.43m) From the entrance hall, door offers access to the lounge/dining room. Square boxed bay window, with front aspect double glazed window overlooking front garden with wall-mounted radiator with thermostat control under, electric fire, further space for a TV, wall-mounted radiator with thermostat control, two ceiling-mounted pendant light points, TV aerial connection point, telephone point



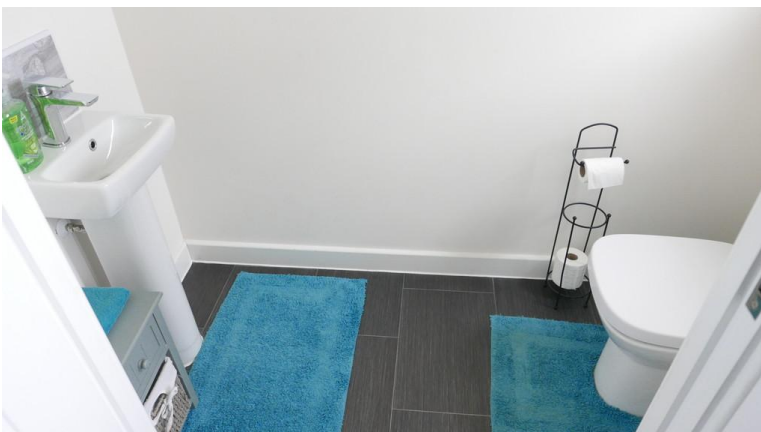
KITCHEN/DINING ROOM

21' x 10' 10" (6.4m x 3.3m) From the entrance hall, door offers access to the kitchen/dining room. Rear aspect double glazed window overlooking rear garden, work surfaces incorporating matching low-level and eye-level units offering cupboard and drawer space, under-unit lighting, built-in Zanussi single oven, stainless steel Zanussi four ring gas hob with splash back, stainless steel Zanussi cooker hood with fan and light over, built-in Zanussi fridge-freezer, built-in Zanussi washing machine, built-in Zanussi dishwasher, wall-mounted radiator with thermostat control, space for table and chairs, single bowl/quarter drainer stainless steel sink unit with mixer tap, cupboard offers access to Logic Ideal boiler, ceiling-mounted downlights, ceiling-mounted pendant light point, double glazed French style patio doors offers access to the patio and rear garden



FIRST-FLOOR LANDING

From the entrance hall, stair case offers access to the first-floor landing. Side-aspect obscure glazed, double glazed window, banister rail, wall-mounted radiator with thermostat control, door offers access to the airing cupboard with Ideal water system and tank, ceiling-mounted pendant light point, access to loft space



BEDROOM ONE

11' 3" x 9' (3.43m x 2.74m) From the first-floor landing, door offers access to bedroom one. Front aspect double glazed window with wall-mounted radiator under, TV aerial connection point, ceiling-mounted pendant light point

EN-SUITE SHOWER ROOM

7' 5" x 3' 6" (2.26m x 1.07m) From bedroom one, door offers access to the en-suite shower room. Side aspect obscure glazed, double glazed window with tiled sill, further matching tiles to approximately half wall height, tiled walls to the shower cubicle from floor to ceiling height with shower controls and attachment, low-level WC, pedestal wash hand basin with mixer tap, wall-mounted heated towel rail, wall-mounted shaver point, ceiling-mounted inset



downlights

BEDROOM TWO

9' x 9' 6" (2.74m x 2.9m) From the first-floor landing, door offers access to bedroom two. Rear aspect double glazed window overlooking the rear garden with wall-mounted radiator under with thermostat control, ceiling-mounted pendant light point

BEDROOM THREE

10' 10" x 6' 6" (3.3m x 1.98m) From the first-floor landing, door offers access to bedroom three. Rear aspect double glazed window with wall-mounted radiator under, ceiling-mounted light point

BEDROOM FOUR

9' x 6' 3" (2.74m x 1.91m) From the first-floor landing, door offers access to bedroom four. Front aspect double glazed window with wall-mounted radiator under, ceiling-mounted pendant light point



FAMILY BATHROOM

7' 6" x 6' 2" (2.29m x 1.88m) From the first-floor landing, door offers access to the family bathroom. Side aspect obscure glazed, double glazed window with tiled sill, tiled walls from approximately floor to half-wall height in a matching design, wall-mounted shaver point, matching suite comprising of panel enclosed bath with mixer tap, low-level WC, pedestal wash hand basin with mixer tap, heated towel rail, ceiling-mounted light point

FRONT AND REAR GARDENS

To the front elevation, there is a paved pathway, outside light point with covered porch, two shaped

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		