



Dobsons Close,  
Liskeard,  
PL14 3HB  
**£445,000**



**Trowbridge's**  
ESTATE & LETTINGS





Trowbridge's Estate and Lettings are pleased to offer this 4-bedroom, detached house built in 2011 and offering: entrance hall, lounge, kitchen/dining room, 4 bedrooms (master bedroom with en-suite/wet room), ground floor cloak room/wet room, family bathroom, double-glazed windows, double-glazed doors, gas fired central heating via radiators, brick-built driveway to the front of the property (which offers parking for a number of vehicles) and a mature rear garden.

#### ENTRANCE HALL

13' 0" x 6' 1" (3.96m x 1.85m) The property can be approached via a front door with an obscure-glazed patterned full-length window, offering access to the entrance hall with coats hanging space, tiled floors and ceiling mounted down lights.



#### GROUND FLOOR WET ROOM/SHOWER ROOM

8' 0" x 2' 9" (2.44m x 0.84m) From the entrance hall, door offers access to the ground floor cloak room/wet room with a front aspect, obscured glazed window, tiled walls from floor to ceiling height in a matching design, a wash hand basin with mixer tap, a low level WC, wall-mounted MIRA ALERO shower controls and shower attachment and a ceiling mounted light point.

#### GARAGE/UTILITY ROOM



15' 8" x 9' 3" (4.78m x 2.82m) From the entrance hall, door offers access to the garage/utility room with tiled floor, an electric up and over garage door, wall-mounted radiator, access to loft space, ceiling mounted strip light and utility area with roll edge work surfaces, lots of extra storage space, wall-mounted Worcester combi boiler, wall-mounted consumer unit and space for a fridge freezer.

#### LOUNGE

21' 3" x 11' 8" (6.48m x 3.56m) From the entrance hall, door offers access to the lounge with wood laminate floor, 2 ceiling mounted pendant light points, TV ariel connection point, wall-mounted Openreach fiber control, wall-mounted thermostat and French style doors offers access to the patio and rear garden.



#### DINING ROOM

12' 8" x 11' 8" (3.86m x 3.56m)

#### KITCHEN

14' 6" x 10' 9" (4.42m x 3.28m) Door offers access to the kitchen/dining room, with a double-glazed window with slate cill, roll edge work surfaces with low level and eye level units offering cupboard and drawer space (soft closing), tiled walls, built in LAMONA microwave and oven combination with warming drawer, LAMONA 4 ring induction hob with stainless steel oven hood with fan with light over, built in fridge, wine rack, sink with mixer tap, built in dishwasher, 2 ceiling-mounted down lights and wood laminate floor. The dining area has room for a dining room table and chairs, and has further ceiling down lights.



#### BATHROOM

7' 9" x 5' 10" (2.36m x 1.78m)

#### BEDROOM ONE

12' 9" x 11' 5" (3.89m x 3.48m) The first-floor landing, with wall-mounted radiator, thermostat control and ceiling-mounted light point offers access to the master bedroom with a rear aspect double-glazed window, slate cill, wall-mounted radiator and a ceiling-mounted pendant light point.



#### EN-SUITE/ WETROOM

9' 9" x 9' 2" (2.97m x 2.79m) Door then offers access to the en-suite wet room with a tiled floor, double-glazed velux style window, matching suite comprising of a low-level WC, a vanity unit with soft closing drawers and with sink and mixer tap, a wall-mounted mirror, wall-mounted shaver point, wall-mounted cupboard space with shelf storage, glass shower screen, wall mounted shower controls, ceiling mounted down lights and ceiling mounted fan.

#### BEDROOM TWO

11' 5" x 11' 5" (3.48m x 3.48m) From the first-floor landing, door offers access to bedroom two with a



rear aspect, double-glazed window, slate cill, wall-mounted radiator and a ceiling-mounted pendant light point.

#### BEDROOM THREE

11' 1" x 7' 10" (3.38m x 2.39m) From first-floor landing, door offers access to bedroom three with front aspect double-glazed window, slate cill, wall-mounted radiator, ceiling-mounted pendant light point.

#### BEDROOM FOUR

11' 1" x 6' 9" (3.38m x 2.06m) From the first-floor landing, door offers access to bedroom four, with a front aspect double-glazed window, wall-mounted radiator, TV ariel connection point, ceiling-mounted pendant light point and access to loft space which is fully boarded with light point and loft ladder.



#### OUTSIDE/GARDEN

Outside, to the front elevation, there is a brick-built driveway, which offers off road parking for a number of vehicles, an outside light point, there are gates to both side elevations, offering access to rear garden and side elevations and garage. Timber paneled fence to boundary and further wall to alternate boundary. The rear garden, has a patio area with outside light points, there is a paved pathway to the side elevations with outside meter cupboards and an outside tap. The remainder of the garden is laid to a shaped lawn with further paved patio area, a shed, raised stone borders with boarder plants and a wide selection of shrubs and trees.

#### VIEWINGS ARE HIGHLY RECOMMENDED

