



mansbridgebalment

CALLINGTON

OIRO £245,000



## 9 Northampton Park, Skitta Close, Callington PL17 8FD

### SITUATION AND DESCRIPTION

A brand new four bedroom two bathroom detached family home with generous reception space and enclosed south facing rear garden, situated in a small development on the fringes of the Cornish town of Callington and within easy reach of the amenities and schooling.

Its light and airy accommodation briefly comprises reception hall, cloakroom, fitted kitchen, 22' sitting/dining room, garden room, study/family room, four bedrooms (master ensuite) and spacious family bathroom. There is a brick paved driveway, integral store and enclosed south facing rear gardens. This is the last remaining property for sale and comes with a 10 Year NHBC Builders Warranty.

### 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:

#### **RECEPTION HALL**

12' 2" x 10' (3.71m x 3.05m)

Telephone point; staircase rises to first floor; recessed spotlighting; PVCu double glazed window to front; two radiators; open plan into sitting/dining room and doors into kitchen and into:

#### **CLOAKROOM**

Fitted with a low level WC, inset wash handbasin with splashback and storage cabinet beneath; recessed spotlighting; extractor fan; obscure PVCu double glazed window to front; stainless steel heated towel rail.

#### **KITCHEN**

11' 10" x 7' 10" (3.61m x 2.39m)

Fitted with a matching range of wall and base cabinets with concealed lighting and contrasting worksurfaces with matching splashbacks, inset one and a half stainless steel sink unit with mixer tap and drainer; built-in eye level stainless steel Lamona double oven and grill; inset four ring Lamona electric hob with glass splashback and stainless steel hood over; built-in Lamona dishwasher and fridge/freezer; space for additional undercounter appliance; wall hung Ideal Logic+ gas fired combination boiler; recessed spotlighting; PVCu double glazed window to front.

#### **SITTING/DINING ROOM**

22' 3" x 11' 3" (6.78m x 3.43m)

Spacious room with television and telephone points; built-in understairs storage cupboard; recessed spotlighting; two radiators; PVCu double glazed sliding patio doors to rear garden opening into:

#### **GARDEN ROOM**

12' 10" x 6' 3" (3.91m x 1.91m)

Dual aspect with pitched roof; PVCu double glazed sliding patio door to rear providing access to rear garden with PVCu double glazed windows alongside; additional PVCu double glazed window to side; radiator; door leads into:





#### **STUDY/FAMILY ROOM**

11' 3" x 9' 7" (3.43m x 2.92m)

Obscure PVCu double glazed door to rear providing access to garden; double radiator.

#### **FIRST FLOOR:**

#### **LANDING**

Dual aspect with access to loft space; PVCu double glazed windows to both side and rear aspects; radiator.

#### **MASTER BEDROOM**

11' 10" x 9' 7" (3.61m x 2.92m)

Television and telephone point, internet connection; PVCu double glazed window to front; radiator; door leads into:

#### **ENSUITE SHOWER ROOM**

9' 7" x 3' 10" (2.92m x 1.17m)

Fitted with a double width shower cubicle with chrome thermostatic shower, low level WC, inset wash handbasin with splashback and storage cabinet beneath; obscure PVCu double glazed window to side; recessed spotlighting; extractor fan; heated towel rail.

#### **BEDROOM TWO**

11' x 9' 8" (3.35m x 2.95m)

Television and telephone points, internet connection; PVCu double glazed window to rear; radiator.

#### **BEDROOM THREE**

11' maximum x 9' 8" maximum (3.35m x 2.95m)

Television and telephone points, internet connection; PVCu double glazed window to front; radiator.

#### **BEDROOM FOUR**

9' 8" maximum x 8' 1" maximum (2.95m x 2.46m)

L-shaped with television and telephone points, internet connection; PVCu double glazed window to rear; radiator.

#### **FAMILY BATHROOM**

10' 3" x 6' 6" (3.12m x 1.98m)

Good sized bathroom fitted with a four piece white suite comprising P-shaped panelled bath with splashbacks, oversized shower cubicle with chrome thermostatic shower, low level WC, inset wash handbasin with splashbacks and storage cabinet beneath; recessed spotlighting; extractor fan; built-in overstairs storage cupboard; obscure PVCu double glazed window to front; heated towel rail.

#### **OUTSIDE:**

To the front, paved steps with wooden balustrade lead to the front door. Alongside the property is a brick paved driveway providing off-road parking and leading to the integral store.

The rear garden enjoys a sunny South facing space aspect and is completely enclosed by wooden panel fencing. To one side of the garden is a raised wooden decked area accessible from the sitting/dining room.

#### **INTEGRAL STORE**

With metal up and over garage door.



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## SERVICES

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

## OUTGOINGS

We understand this property is in band ' ' 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 three quarters of a mile turn right into Skitta Close where the property will be found in about 200 yards on the right hand side, as indicated by our 'For Sale' sign.

BEDFORD COURT · PLYMOUTH ROAD · TAVISTOCK · PL19 8AY

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\* Source Rightmove

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