



Meadowside

Launceston

PL15 7DJ

Asking Price £325,000

- Detached Bungalow
- Three Double Bedrooms
- Sought After Location
- Delightful & Private Rear Garden
- Recently Re-fitted Kitchen
  - Conservatory
  - Garage & Drive
- Scan QR Code For Material Information



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Tenure - Freehold

Council Tax Band - D

Floor Area - 926.00 sq ft



## Summary

The property has been well cared for by the current owner and offers spacious, well-balanced accommodation. An L-shaped entrance hallway leads into a generous 26' living/dining room with a woodburner, opening into a bright and good-sized conservatory. From here, doors lead out to a pleasant decked terrace that enjoys views over the private, enclosed, and mature rear gardens.

There is an attractively recently re-fitted kitchen/breakfast room, three double bedrooms, and a family bathroom featuring a separate walk-in shower cubicle.

Outside, the property benefits from a private driveway offering off-road parking, along with an attached 21' garage with an electric door, providing ample space for a vehicle and additional storage.

uPVC double glazed sliding door into

### Entrance Porch:

Tiled floor. Front door into

### Hallway:

L-shape. Useful storage cupboard with shelving, separate coat and shoe cupboard with hanging rail. Linen cupboard housing a radiator and slatted shelving. Telephone point, radiator, and doors off

### Lounge/Dining Room:

26'0" x 11'10" in chimney breast recesses (7.92m x 3.61m in chimney breast recesses)

A bright and inviting room with windows to the front and side. The focal point is a charming fireplace with a woodburner set on a slate hearth and framed by a wooden surround. TV point, two radiators, and French doors opening into the conservatory.

### Conservatory:

10'5" x 10'0" (3.2m x 3.05m)

A lovely space with double glazed windows and French doors opening onto a decked terrace and the beautiful, private rear garden. The gentle sound of a nearby stream adds to the tranquil setting. Finished with tiled flooring, the room also features a radiator, TV point, multiple sockets, and a ceiling fan with light.

### Kitchen/Breakfast Room:

11'5" x 10'9" (3.48m x 3.3m)

A recently re-fitted kitchen offering a stylish and practical layout, complete with soft-closing units and a larder cupboard for excellent storage. A window overlooks the rear garden, and a door opens directly onto the decked terrace, perfect for outdoor dining.

The kitchen is fitted with a range of base units and matching eye-level and display cabinets, complemented by worktop surfaces and part-tiled walls. It includes an inset stainless steel 1¼ bowl sink with mixer tap, an integrated dishwasher, space and plumbing for a washing machine, space for a tall fridge/freezer, and an electric range cooker with a canopy extractor fan above.

Also housing the wall-mounted gas combination boiler, the kitchen benefits from a TV point, radiator, and a bright, functional finish throughout.

### Principal Bedroom:

11'5" x 10'9" (3.48m x 3.3m)

A window to the rear offers a pleasant outlook over the private garden. The room also features a TV point and radiator.

### Bedroom Two:

11'5" x 10'9" (3.48m x 3.28m)

Window to front. Radiator.

### Bedroom Three:

11'6" x 7'8" (3.53m x 2.34m)

Window to front. Radiator.

### Family Bathroom:

6'9" x excluding shower cubicle 6'2" (2.06m x excluding shower cubicle 1.88m)

A stylish bathroom featuring fully tiled walls and flooring, with an obscure glazed window to the rear for added privacy. The suite includes a panelled bath with Victorian-style mixer tap and shower attachment, a wall-mounted wash hand basin, and a low-level WC. There's also a walk-in shower cubicle with an electric shower and extractor fan, offering functionality.

### Outside:

The front garden has been designed with low maintenance in mind, featuring a small lawn and gravelled areas for a neat, tidy appearance. A pedestrian gate and steps lead up to the front entrance, while a private driveway provides access to the attached:

### Garage:

21'5" x 9'8" (6.55m x 2.97m)

A good-sized garage with a remote-controlled up-and-over metal door, double glazed side window, and a personal door leading to the rear garden. Benefitting from power, lighting, and high-level storage, it offers excellent practicality for parking or additional storage.



### Rear Garden:

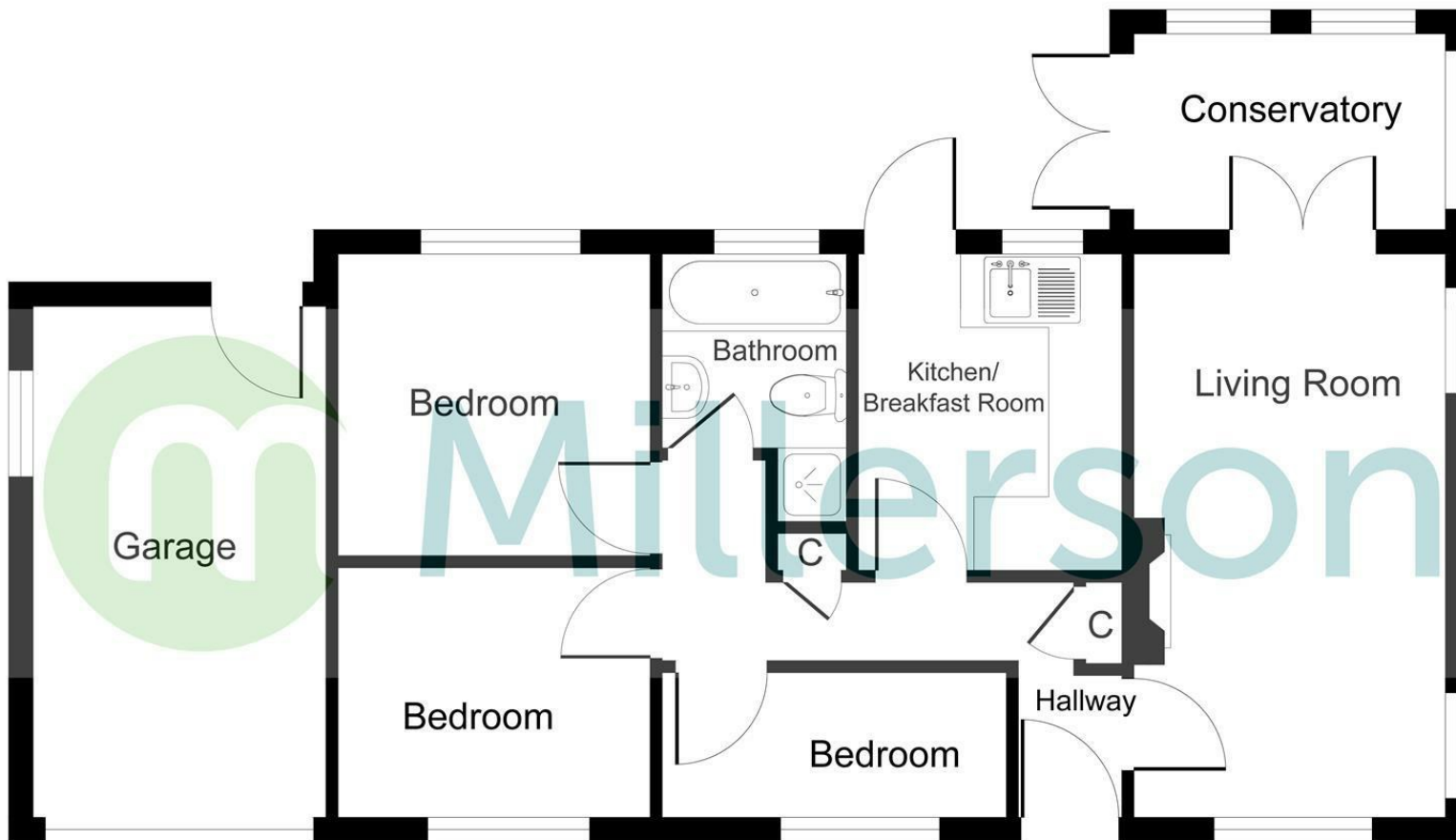
Adjacent to the garage, a pedestrian gate opens onto a pathway leading to the fully enclosed, private rear garden. This path extends to a delightful decked terrace, the perfect spot to unwind while enjoying peaceful views of the garden, the gentle sounds of birdsong, and a nearby babbling stream.

The remainder of the garden is laid to lawn and bordered by an attractive mix of mature trees, shrubs, and flowering plants, creating a tranquil and natural retreat. Additional features include a timber shed, greenhouse, and a pergola—ideal for outdoor entertaining or quiet relaxation. Practical touches such as an outside light and water tap add convenience to this lovely outdoor space.

### Material Information:

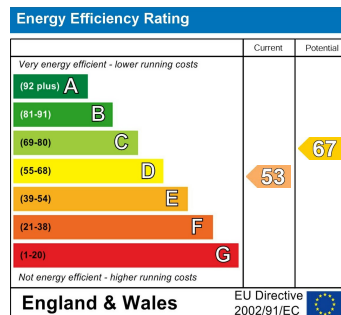
<https://moverly.com/sale/Gm7TuS8zjHxnzoaEsCmR1C/view>





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