



Goldfinch Close  
Launceston  
PL15 9JX

Asking Price £325,000

- Modern Detached Family Home
  - Four Spacious Bedrooms, Including A Master With En-Suite
- Welcoming Lounge & Separate Dining Room
  - Well-Equipped Kitchen
  - Enclosed Rear Garden
- Integral Garage & Driveway
  - No Onward Chain
  - Scan QR For Material Information



Tenure - Freehold

Council Tax Band - D

Floor Area - 1108.00 sq ft



### Summary:

A modern detached family home, tucked away in a quiet cul-de-sac of just nine properties. The home features a welcoming lounge, a well-equipped kitchen, separate dining room, and a convenient downstairs WC.

Upstairs, there are four spacious bedrooms, including a master with en-suite, and a family bathroom. Outside, enjoy a private enclosed garden, integral garage, and driveway. With its excellent location close to local amenities, this home offers a comfortable family lifestyle with potential to add your own personal touches.

Wooden obscure glazed door into

### Entrance Hallway:

Welcoming entrance hallway featuring a turning staircase to the first floor, a radiator providing warmth, a convenient telephone point, and doors leading to the main living areas.

### Cloakroom:

6'7" x 3'0" (2.007 x 0.932)

Obscure uPVC double-glazed window to the side. Low level WC and a pedestal wash hand basin with a tiled splashback. Radiator.

### Lounge:

19'0" into bay x 11'7" (5.803 into bay x 3.555)

Spacious lounge with a newly fitted carpet and a charming square bay window to the front, flooding the room with natural light. Featuring a marble-effect hearth with wooden surround, plus a television point. Double doors open seamlessly to the dining area.

### Dining Room:

11'1" x 8'10" (3.38 x 2.69)

uPVC French doors opening onto the rear garden, accompanied by casement windows to the side, filling the space with natural light. A door provides easy access to the kitchen, creating a natural flow for family living and entertaining.

### Kitchen:

12'0" x 9'2" excluding door back to entrance hall (3.66 x 2.801 excluding door back to entrance hall)

Rear-facing uPVC double-glazed window overlooking the garden. A practical range of base units with worktop surfaces and part-tiled walls. Features an inset one-and-a-quarter sink with mixer tap, diagonal corner unit with gas hob, canopy extractor, and electric oven. There's space and plumbing for a dishwasher and washing machine, provision for a tall fridge freezer, plus additional under-counter storage for other appliances. Matching eye-level units with underlighting complete the space. An understairs cupboard would be perfect as a useful larder. Door to the integral garage. Door to hallway.

From the Hallway, turning staircase to

### First Floor Landing:

Access to Loft. Linen cupboard housing hot water tank. Radiator. Doors off

### Bedroom Four:

9'5" x 6'9" (2.87 x 2.06)

uPVC double glazed window to front. Radiator.

### Principal Bedroom:

11'8" x 10'4" (3.56 x 3.15)

uPVC double glazed window to front. Radiator. Television point. Door to:

### En-Suite Shower Room:

Obscure uPVC double-glazed window to the side. The shower cubicle is fully tiled and fitted with a Mira Select shower, while the rest of the room features half-tiled walls. Includes a pedestal wash hand basin, low-level WC, and extractor. Light with a shaver point for a bright, practical space.

### Family Bathroom:

7'10" x 6'5" (2.400 x 1.971)

Obscure glazed window to the side, featuring a panelled enclosed bath, pedestal wash hand basin, and low-level WC. Half-tiled walls add character, complemented by a light and shaver point unit and extractor fan. A radiator completes this practical and functional space.

### Bedroom Two:

9'9" x 9'4" (2.97 x 2.84)

PVC double-glazed window to the rear, overlooking the garden, filling the room with natural light. A well-proportioned space, ideal as a guest or family bedroom.

### Bedroom Three:

11'2" x 6'11" (3.4 x 2.11)

Rear-facing uPVC double-glazed window, offering pleasant views over the garden and a bright, airy feel. A versatile room, perfect for children, guests, or as a home office.

### Integral Garage:

17'8" x 8'6" (5.38 x 2.59)

With an up-and-over metal door and personal rear access. Fitted with a wall-mounted mains Ideal gas boiler (installed in October 2025), and connected to power and lighting, providing a practical and versatile space for parking or storage.

### Outside:

Outside, the front of the property is laid to lawn with a pathway leading to the entrance, and side access guiding you through to the rear garden.

The rear garden is fully enclosed and arranged over two levels, with an



upper area featuring a patio and lawn, which also provides access to the rear of the garage. Steps lead down to a lower section laid with gravel. The space could easily be opened up to create a more spacious feel, as originally designed, with existing concrete posts offering the option to reinstate rope boundaries.

#### Material Information:

Verified Material Information

Council Tax Band: D

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great

Parking: Garage, Driveway, and Off Street

Building safety issues: No

Restrictions - Listed Building: No





Goldfinch Close, Launceston, PL15 9JX

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

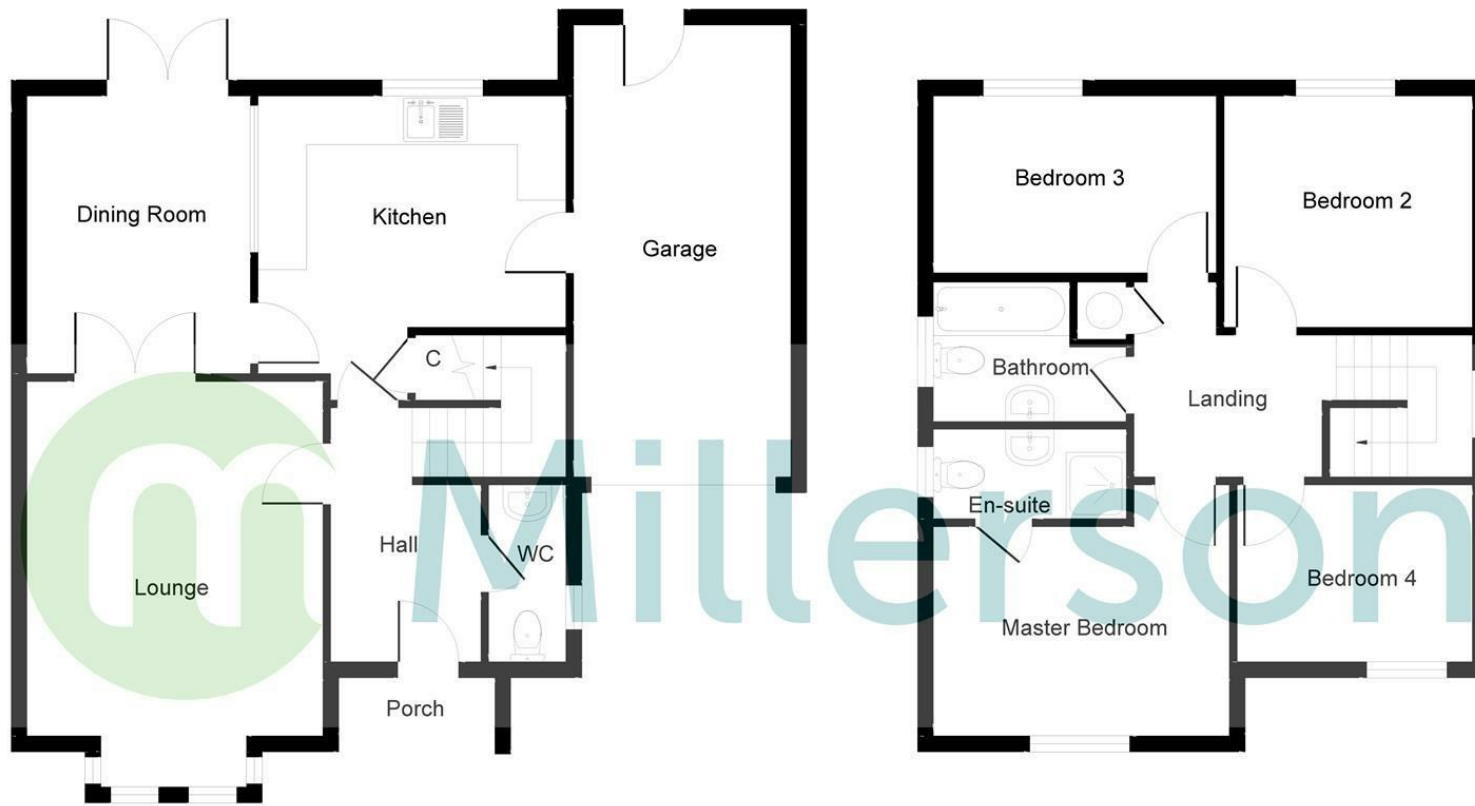
Coal mining area: No

Non-coal mining area: No

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Ground Floor

First Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
Copyright V360 Ltd 2026 | www.houseviz.com

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

**Here To Help**

6a High Street  
Launceston  
Cornwall  
PL15 8ER

E: launceston@smartmillerson.co.uk

T: 01566 776055

www.millerson.com

Scan QR For Material Information



Scan me!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Millerson**  
millerson.com