



5 Hazelwood Road

Callington, Cornwall, PL17 7EU

KIVELLS

5 Hazelwood Road

Callington, Cornwall, PL17 7EU

£195,000 Guide Price

Two bedroom semi detached house

Well maintained and tastefully presented throughout

Generous driveway providing off-road parking for multiple vehicles

Attractive, well-established front and rear gardens offering a peaceful outdoor retreat

Conveniently situated within easy walking distance of a range of local amenities

EPC - C



Location

Callington offers a range of facilities including supermarket, primary and secondary schools being set immediately west of Kit Hill, the highest point in the Tamar Valley an Area of Outstanding Natural Beauty, steeped in 18th Century mining history.

The town of Launceston, approximately 10 miles to the north west provides a full range of social, commercial and shopping facilities and sits astride the A30 dual carriageway giving access throughout Cornwall and into Devon linking with the M5 at Exeter, approximately 46 miles. The city of Exeter has mainline railway station and international airport. The city of Plymouth is approximately 10 miles to the south with continental ferry port and mainline railway station.

Accommodation

ENTRANCE

UPVC entrance door leading into:-

ENTRANCE PORCH

Window to the front elevation, pendant light and carpeted flooring. Wooden glazed door leading into:-

LIVING / DINING ROOM

Window to the front elevation, stairs rising to the first floor. LVT flooring, pendant light and inset electric fire with wooden and tiled surround. Space for living room furniture. An archway leads into the dining area with window to the rear elevation and door leading to the rear garden. Door to the understairs storage cupboard. Pendant light, LVT flooring and space for a dining table.

KITCHEN

Window to the rear elevation, fitted with a range of base units with tiled work surfaces over, inset electric hob, stainless steel sink with mixer tap and drainer, tiled splash backs, and space for a washing machine and freestanding fridge freezer. LVT flooring and pendant light.

GARDEN ROOM / GREENHOUSE

An addition to the property, this greenhouse is glazed to all elevations providing a perfect spot to sit and enjoy the sunshine or alternatively an ideal space for growing plants.

From the ground floor, stairs rise to the:-

FIRST FLOOR LANDING

Doors leading to all first-floor rooms, carpeted flooring, pendant light and access to the loft hatch.

BEDROOM ONE

Window to the front elevation with fantastic countryside views. Doors leading to two built-in floor-to-ceiling storage cupboards. Carpeted flooring, pendant light and space for bedroom furniture.

BATHROOM

Obscure window to the side elevation. Fitted with a close-coupled W.C., wash hand basin with separate taps, and electric shower. Fully tiled walls, wet room flooring and round ceiling light.

BEDROOM TWO

Two windows to the rear elevation overlooking the garden. LVT flooring, pendant light and space for bedroom furniture.

Outside

To the front of the property is a driveway providing tandem off-road parking for at least three vehicles. The front garden is mainly laid to lawn and features a variety of well-established shrubs and flowers, all enclosed by a stone wall. Access to the rear garden can be gained either from the driveway or through the property.

As you approach the rear garden, a wooden shed separates the front and rear gardens.

The rear garden is arranged over two levels, separated by red brick walling, and is enclosed by a combination of red brick walling and wooden fencing. The lower level features a paved patio area, creating the perfect spot for outdoor dining and enjoying the sunshine, as it benefits from being an excellent sun trap.

Services

Mains water, electricity and drainage.



EE Rating - C



Council tax band - B



Directions

What3Words – [digits.anchovies.emotional](https://www.what3words.com/digits.anchovies.emotional)



Virtual Tour - Available upon request

Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.



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