



11 Maddever Crescent

Liskeard, Cornwall, PL14 3PT

KIVELLS

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Liskeard, Cornwall, PL14 3PT

Guide Price **£325,000**

Detached three-bedroom family home offered to the market for the first time

Individually designed self-build and the only property of its layout within the development

Occupying an elevated plot of approximately 0.21 acres with attractive garden to the rear

Double garage and off-road parking for two vehicles

For sale with the benefit of having no onward chain



Description

Offered to the market for the very first time since its construction in the 1970s, 11 Maddever Crescent presents a rare opportunity to acquire a truly individual three-bedroom detached family home.

Originally built as a self-build, this is the only property of its design within the development, offering a unique layout and an abundance of character.

Occupying an elevated position on the outskirts of Liskeard town centre, the property enjoys views across the surrounding area whilst remaining within easy walking distance of a wide range of local amenities, schools and public transport links.

Offered for sale with no onward chain and boasting spacious and versatile accommodation over three levels. The lower ground floor/basement provides a useful utility area, generous storage space and an external access door, presenting excellent potential (subject to any necessary planning permissions and building regulations) to further enhance or extend the existing living accommodation.

Beautifully presented throughout and occupying a generous plot of approximately 0.21 acres, this superb home offers the ideal setting for family life, complemented by ample parking, a double garage and wonderfully established gardens.



K Accommodation

Entrance via a wooden single glazed door opening into:-

Hallway

Doors off to ground floor rooms, stairs rising and lowering to the first floor and lower ground floor, built-in storage cupboard, wooden single glazed panel window to the side elevation, door into:-

Shower Room

Obscure uPVC double glazed window to the side elevation, wash hand basin with mixer tap, low-level W.C, chrome heated towel radiator, shower cubicle with mixer shower over and glazed shower screen, partially tiled.

Kitchen/ Breakfast Room

uPVC double glazed window to the rear elevation, a range of fitted wall and base units with roll top work surfaces over incorporating an undermount stainless steel one and a half bowl sink with mixer tap over, integrated dishwasher, built in oven, built in microwave, four ring electric hob with extractor fan over, LED downlights, radiator, built-in storage cupboard, wooden door leading to the side elevation.

Dining Room

uPVC double glazed window to the front elevation, radiators, LED downlights, built in display unit.

Living Room

Dual aspect having uPVC double glazed windows to both side elevations, uPVC double glazed sliding doors leading to the rear garden, radiator, LED downlights, television point, electric feature fireplace with marble hearth and wooden mantle over.

Lower Ground Floor

Utility Room

uPVC double glazed door leading to the side elevation, a range of fitted base units with roll top work surfaces over incorporating a double stainless steel sink and drainer with mixer tap, under counter space and plumbing for washing machine, built-in storage cupboard, downlights, radiator.

Basement

Useful addition to the main residence with huge potential to be utilised for the purchasers own specifications.

First Floor

uPVC double glazed window to the rear elevation, doors off to all first floor rooms.

Bedroom

Dual aspect having uPVC double glazed windows to the front and rear elevations with far reaching views, built-in wardrobe, coving to ceiling, electric panel radiator.

Bedroom

uPVC double glazed window to the rear elevation, electric panel radiator, coving to ceiling.

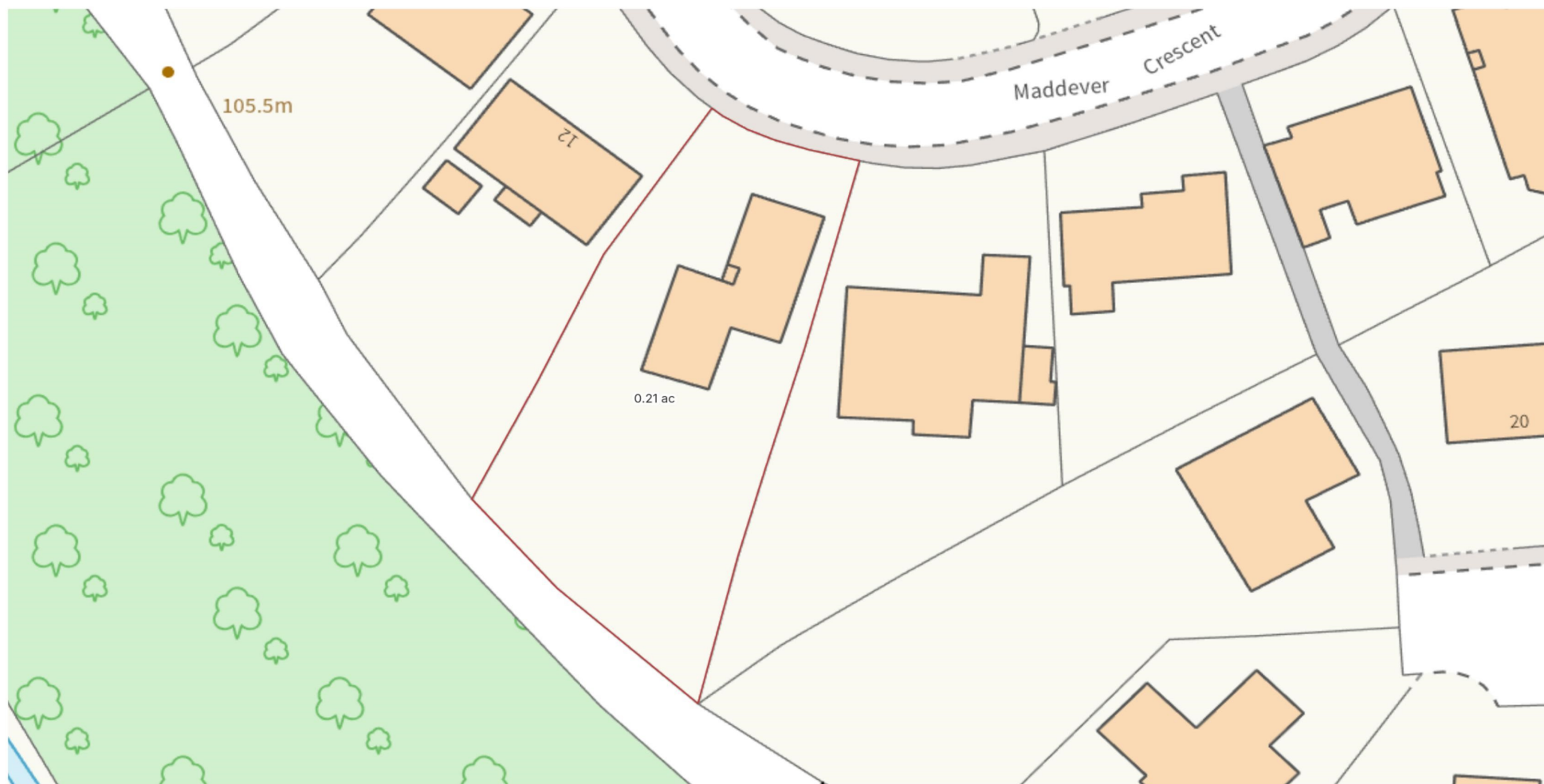
Bedroom

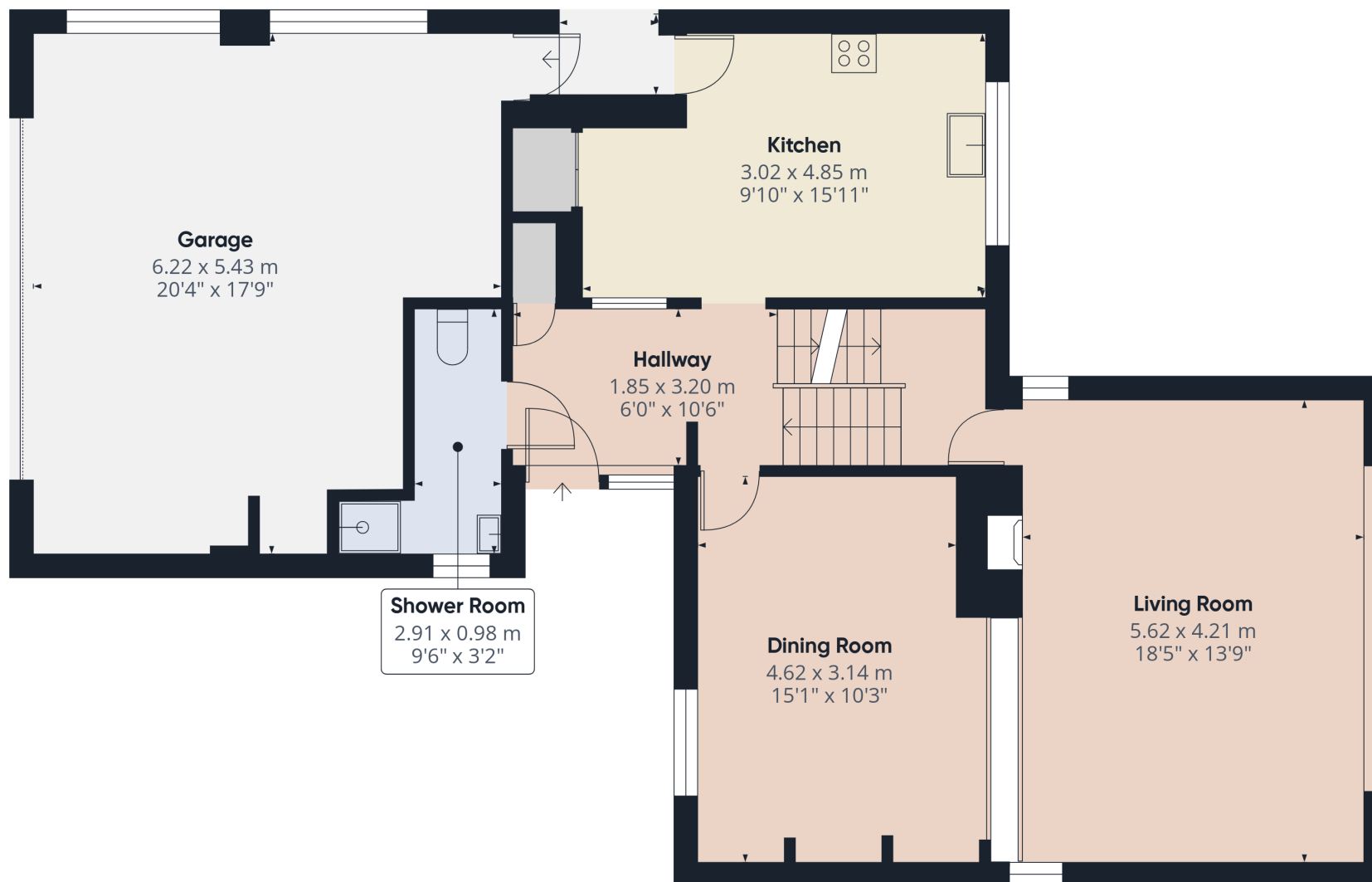
uPVC double glazed window to the front elevation, built-in storage cupboard.

Bathroom

uPVC double glazed windows to the front elevation, freestanding roll top bath with mixer shower tap, wash hand basin with mixer tap over and vanity storage below, chrome heated towel radiator, low-level W.C, bidet, shower cubicle with electric shower over and glazed shower screen, partially tiled floor to ceiling.





**Approximate total area⁽¹⁾**

97.5 m²
1050 ft²

Balconies and terraces

1.8 m²
19 ft²

(1) Excluding balconies and terraces

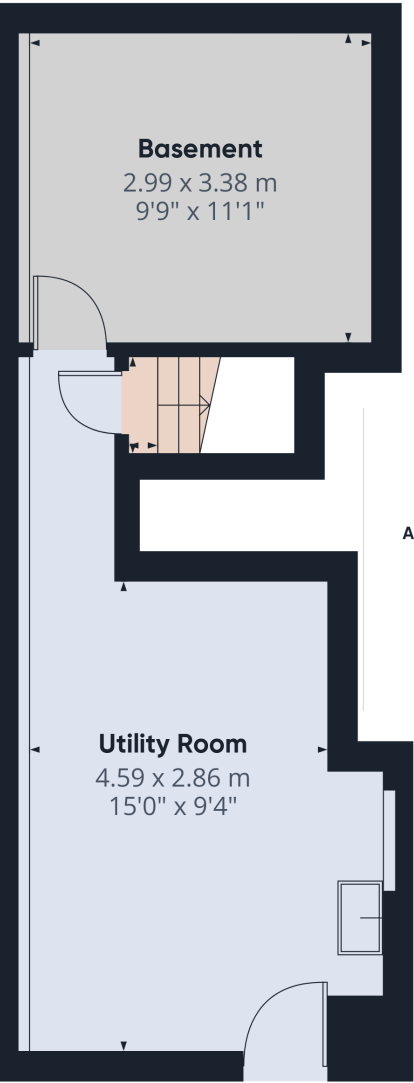
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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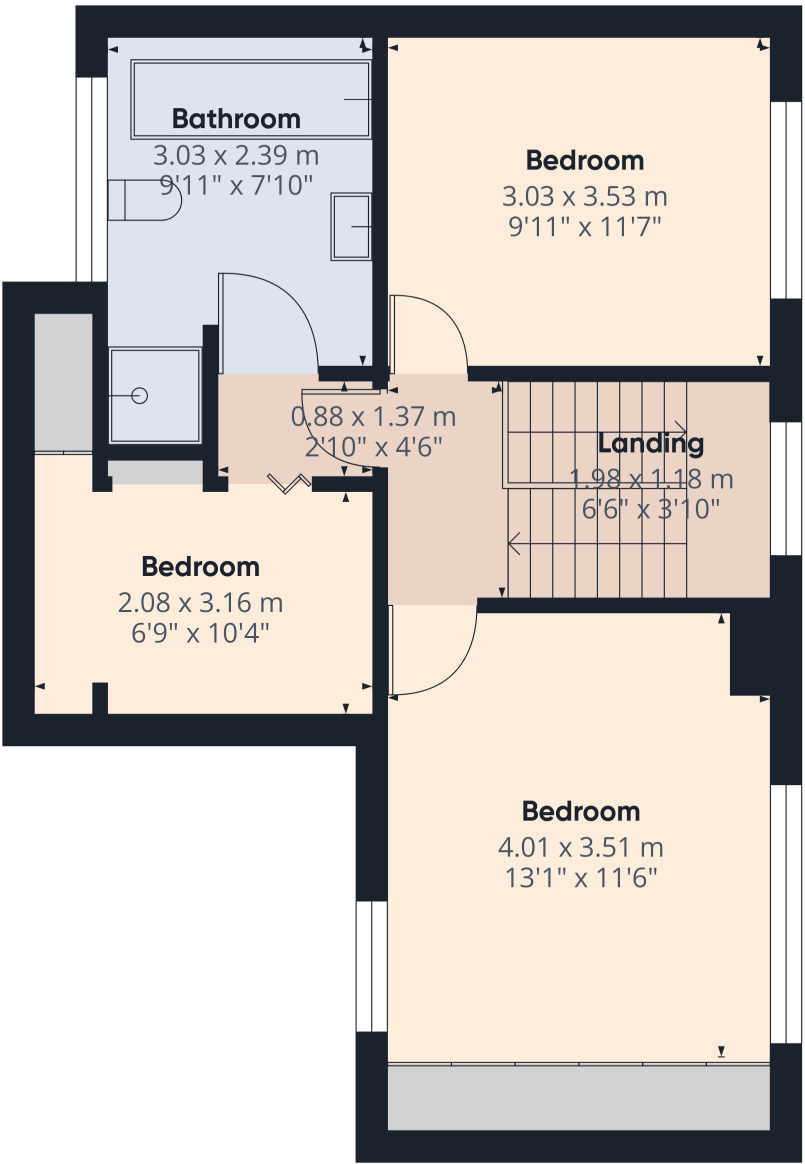
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Floor Plan—Lower Ground Floor & First Floor

Floor plan for identification purposes only, not to scale



Floor 0



Floor 2



Approximate total area⁽¹⁾

45.7 m²
493 ft²

Reduced headroom

0.1 m²
1 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Outside

Occupying an impressive plot of approximately 0.21 acres, the gardens have been lovingly maintained and thoughtfully landscaped over many years to create a truly delightful outdoor space. Designed to make the most of the gently sloping plot, the garden offers a variety of areas to enjoy, including well-kept lawns, mature flower and shrub borders, a patio seating area ideal for outdoor entertaining, and an attractive pond creating a peaceful focal point.

A haven for keen gardeners, the grounds offer colour, privacy and interest throughout the seasons.

The property further benefits from access around all sides, a double garage and off-road parking for two vehicles, providing excellent practicality alongside its beautiful surroundings.

Double Garage

Electric double garage up and over door, uPVC double glazed windows to the side elevations, offering storage, further parking or to increase the current living space STP.



Services

Mains water, electricity, gas & drainage



EE Rating - D



Council Tax Band - D



Directions

What3Words – windows.aliens.handrail



Virtual Tour

<https://tour.giraffe360.com/4533e324491c4242be87e9e0b34e29ff>

Viewings strictly by appointment only

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