



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

31 Kensey Valley Meadow

Launceston

PL15 9NB



**Offer Excess - £340,000**



Changing Lifestyles

01822 600700

# 31 Kensey Valley Meadow, Launceston, PL15 9NB



- Spacious 5-bedroom semi-detached family home
- Two bedrooms with en-suite shower rooms
- Three versatile reception rooms over three floors
- Modern kitchen/diner with integrated appliances
- Separate utility room & ground floor cloakroom
- Enclosed, private rear garden – ideal for families
- Garage & allocated off-road parking space
- Sought-after location, walking distance to amenities



An exciting opportunity to acquire this substantial and well-presented five-bedroom semi-detached family home, located in the highly regarded Kensey Valley Meadow development within the popular town of Launceston. This modern and spacious property is set over three well-planned levels, offering flexible living accommodation ideally suited to a growing family or those seeking additional space for home working or multi-generational living.

Conveniently positioned within walking distance of a wide range of local amenities, including schools, shops, supermarkets, leisure facilities, and excellent transport links, this impressive home combines the convenience of town living with a peaceful residential setting.

The accommodation is exceptionally spacious and beautifully presented throughout, offering a versatile layout that would suit a wide range of buyers.

Upon entering the property, you are greeted by a bright and welcoming entrance hallway that immediately sets the tone for the rest of the home. The ground floor features a convenient cloakroom and two generously proportioned reception rooms, ideal for use as a formal dining room, home office, or playroom – offering flexibility to suit modern family life. At the heart of the home lies a contemporary, well-appointed kitchen with ample worktop space, stylish units, and integrated appliances, perfect for both everyday living and entertaining. Adjacent to the kitchen is a spacious utility room, thoughtfully designed with additional storage and plumbing, ensuring household tasks are kept separate from the main living areas.

Moving to the first floor, you'll find a large and elegantly styled living room, flooded with natural light, providing the perfect space for relaxing or socialising with family and friends. Also on this floor is the impressive master bedroom, complete with a sleek en suite shower room, as well as a second bedroom which could also serve as a study or guest room depending on your needs.

The second floor continues to impress, hosting three further well-proportioned bedrooms, all finished to a high standard. One of the bedrooms benefits from its own en suite shower room, while the remaining two are served by a modern family bathroom, featuring quality fixtures and fittings.

This thoughtfully designed home offers ample space, stylish interiors, and a practical layout that's ideal for growing families or those seeking flexible accommodation spread over three floors.

Externally, the property boasts a private and enclosed rear garden, laid mainly to lawn with a patio area perfect for alfresco dining and enjoying the outdoors. To the front, there is a garage and an allocated parking space, providing ample off-road parking.

Other benefits include double glazing, gas central heating, and an Energy Performance Certificate rating of C, ensuring energy efficiency throughout the home. The property also falls within Council Tax Band D.

Offered to the market with no onward chain, 31 Kensey Valley Meadow represents an outstanding opportunity to acquire a spacious, modern, and versatile home in a desirable location. An internal viewing is highly recommended to fully appreciate the size, layout, and quality of accommodation on offer.



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# Changing Lifestyles

Launceston is a charming and historic town with the imposing Launceston castle keeping watch over the town and its surroundings. Nicknamed 'the gateway to Cornwall', Launceston is located right on the border of Cornwall and Devon, with the River Tamar delineating almost the entire boundary between the two.

It has great access to the stunning coastlines of Cornwall and Plymouth and Exeter further afield, with the A30 providing a convenient connection.

In the town itself, you can find a range of unique businesses and the occasional national store, such as Tesco, WH Smith and Costa Coffee. Furthermore, there are local amenities such as a leisure centre, healthcare facilities, and good primary and secondary schools.



Please do not hesitate to contact  
the team at  
Bond Oxborough Phillips  
Sales & Lettings on  
**01822 600700**  
for more information or to  
arrange an accompanied viewing  
on this property.

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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

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