



Bond
Oxborough
Phillips
Changing Lifestyles

13 Chestnut Drive
Launceston
PL15 9GN



Asking Price - £380,000



Changing Lifestyles

01822 600700



- Built in 2018 with the remainder of the NHBC warranty
- Bright, spacious interior with plantation shutters and quality flooring throughout
- Stylish kitchen/dining room with separate utility and garden access
- Generous sitting room with bay window
- Four double bedrooms, including two with en suites and fitted wardrobes
- Modern family bathroom
- Driveway parking and single garage with electric door
- Landscaped rear garden with terrace and patio, ideal for entertaining



Built in 2018, this superb property has served as a much-loved family home and still benefits from the remainder of its NHBC warranty. The interior is bright and spacious, featuring plantation shutters, quality flooring throughout, and stylish contemporary finishes to both the kitchen and bathrooms.

The accommodation includes an inviting entrance hall, cloakroom, and a generous sitting room enhanced by a charming bay window overlooking the front. The impressive two-tone kitchen/dining room is beautifully appointed and opens directly onto the rear garden, with the added convenience of a separate utility room.

Upstairs are four well-proportioned double bedrooms, two of which enjoy en suite shower rooms and fitted wardrobes, along with a modern family bathroom.

Outside, the front offers a tarmac and paved driveway providing excellent off-road parking and access to the single garage with electric door. Gated side access leads around to the landscaped rear garden, where an attractive paved terrace steps down to a large entertaining patio—perfect for alfresco dining and relaxed summer gatherings.

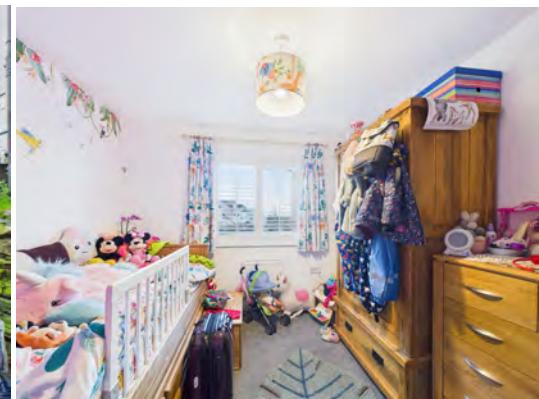


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Set amid the gentle folds of the Cornish countryside, Launceston is often described as the gateway to Cornwall, lying right on the Devon border. The town is instantly recognisable thanks to its striking Norman castle, whose ruins crown the hillside and offer sweeping views across both Bodmin Moor and Dartmoor. Once a key stronghold following the Norman Conquest, the castle green later became the site of public executions until the 19th century.

Perfectly positioned between Cornwall's north and south coasts, Launceston provides easy access to beaches, moorland and miles of unspoilt countryside. The wider area caters for every interest, with two golf courses close by and Roadford Lake Country Park offering trout fishing, sailing, windsurfing, cycling, rowing, kayaking and camping.

The town itself blends well-known national retailers—such as Marks & Spencer Food Hall, Tesco, Argos and Pets at Home—with an appealing mix of independent and artisan shops. Excellent transport links include the A30, which reaches the M5 at Exeter in under 45 minutes, and the A388, placing Plymouth less than an hour away. For those seeking the coast, the popular seaside town of Bude lies just 17 miles to the north.



Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
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on this property.

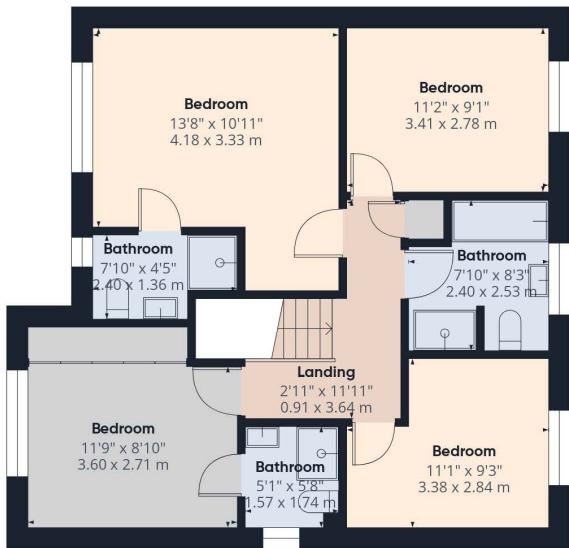
Scan here for
our Virtual Tour:





Approximate total area⁽¹⁾

1388 ft²
129 m²



(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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