



**West End Square, Callington, Cornwall, PL17**

**Offers Over: £300,000**

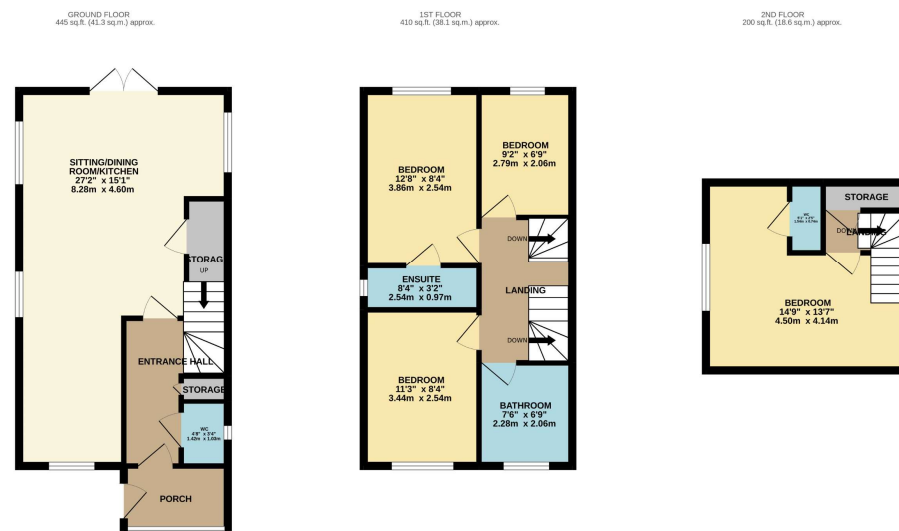
*Freehold*

# West End Square, Callington, Cornwall, PL17

Nestled within Callington is this well presented four bedroom detached family home split over three floors. Downstairs comprises open plan living accommodation with a contemporary kitchen and bright and airy living / dining room, whilst also offering a downstairs Wc.

The first floor offers a well-presented family bathroom and three well-proportioned bedrooms, all of which decorated to an equally impressive standard with one bedroom boasting a modern ensuite. The second floor provides a large double bedroom with its own Wc and plenty of storage.

Externally the property has a sense of luxury with a gated entrance providing access to the pathed double driveway. The family home sits on a maintainable and level plot and will be sure to exceed a buyer's expectation the minute they step inside. EPC: B.



TOTAL FLOOR AREA: 1055 sq.ft. (98.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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