



Saltash
PL12 4UP

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DAWSONnott
ESTATE AGENTS

Guide Price £440,000

The property is ideally placed for easy reach of local amenities which include, Primary School, Shop, Church and Public House/ Restaurant together with the main routes for commuters. For further amenities Saltash offers a range of shopping, post office, bus & train services and leisure facilities.

- Large Detached House situated in a quiet cul de sac with easy access to local transport routes including buses and the A38
- Woodland walks nearby where you stroll out to nearby Trematon
- Good sized Living room & Impressive Kitchen/Dining/Family room
- 4 Bedrooms (3 Doubles)
- Garage and parking for 3/4 vehicles
- Viewing Essential



The Entrance door opens to the welcoming Hallway, where there are ascending and descending flights of stairs, plus an internal door leading to the garage/utility. There is a Cloakroom with a low level WC, shaped wash hand basin, radiator and frosted window facing the front. From the hallway, internal door leads into the main reception room, the Living room. With feature papered wall, a bay window to the front aspect, radiator, data point and window to the rear. Next is the impressive, spacious, light Kitchen/Dining and Family room. The Kitchen area is fitted with a comprehensive range of modern wall & base units, with work top surfaces & matching up stands. 5 ring gas hob, with canopy and extractor above, an eye level oven, integrated microwave, and pan drawers. Built in fridge & freezer, pull out space saving cabinet, built in dishwasher, glass fronted display cabinet and window facing the rear. The family area has ample space for a sofa etc, with built in cabinets matching the kitchen, plus a data point. There is a door to the side aspect and French doors provide access to the terrace and rear garden. On the first floor the landing provides loft access, radiator and stairs rising to the second floor. Bedroom 3 is a double bedroom with radiator, data point, range of fitted wardrobes and window facing to the rear with a pleasant outlook across to woodland. Bedroom 4 / Study, is a useful, versatile room which has a data point, radiator and windows facing the rear overlooking woodland and beyond. The Bathroom comprises of encased cistern low level WC, vanity unit with shaped wash hand basin, large deep bath with a bar shower over. Aqua waterproof wall covering, a modern heated towel rail and frosted window to the side. On the second floor there is a landing with a storage cupboard. The Master Bedroom is a good sized double bedroom with radiator and a bay window facing to the front. There is a range of fitted wardrobes extending to one side of the room, with the central part being mirror fronted. A door leads into the En-suite with an encased cistern low level WC, shaped wash hand basin, walk in double shower with a waterfall shower head. Heated towel rail, Aqua waterproof wall covering and frosted window facing to the front. Bedroom 2 is a double bedroom facing to the front with fitted wardrobes, data point and radiator.



OUTSIDE

To the front there is a resin finished driveway, offering parking for approximately 3/4 vehicles, with a gate providing access to the rear/front garden. The rear garden has a patio terrace, with steps leading down to a further patio, ideal for entertaining & alfresco dining. There is then a section of lawn which is private, enclosed with fencing & overlooking woodland. Underneath the property there is a door which opens into a basement area, being ideal for storage or further development, subject to the necessary planning consent.

The Garage has an electric roll up door and has power and light. It also has a Utility section with plumbing for washing machine and space for tumble dryer. This area houses the Worcester wall mounted boiler with wall cabinets and space for further white goods if required.

Services: Mains Electric, Gas, Water & Drainage. Full fibre Broadband is also connected to the property.

Council Tax: According to Cornwall Council the property Tax Band is D



**Approximate Gross Internal Area 1617 sq ft - 150 sq m
(Excluding Garage)**

Lower Ground Floor Area 349 sq ft – 32 sq m

Ground Floor Area 570 sq ft – 53 sq m

First Floor Area 698 sq ft – 65 sq m

Garage Area 148 sq ft – 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

