



# Falcon

01752 600444

## 10 Middlefield Close

Latchbrook, Saltash, PL12 4UY

Guide Price £425,000 - £450,000





## In Brief

### Stylish 4-Bed Det, Exclusive Cul-de-Sac Stunning Conservatory & Private Garden

<b>Reception Rooms</b>	Large living room, separate dining room / study & Fabulous conservatory		
<b>Bedrooms</b>	4 bedrooms		
<b>Heating</b>	Gas central heating	<b>Parking</b>	Double driveway and single garage
<b>Area</b>	1325 sq ft	<b>Council Tax</b>	E
<b>Tenure</b>	Freehold		

## Description

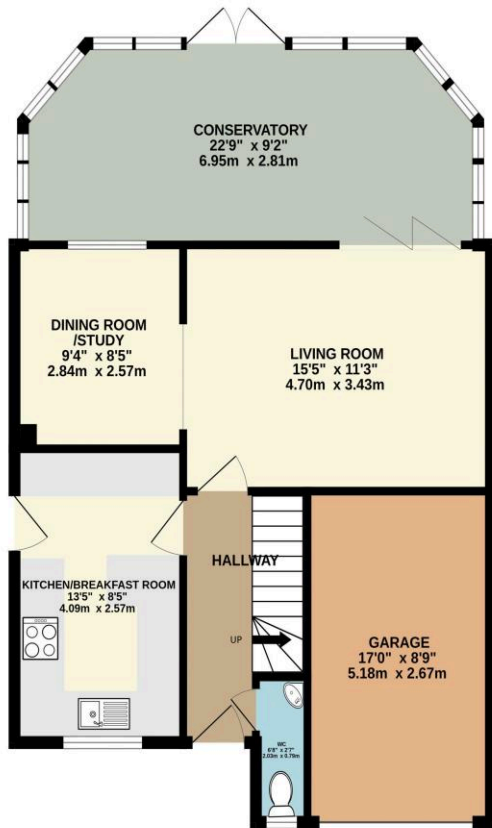
Tucked away in a quiet and highly sought-after cul-de-sac in Latchbrook, Saltash, this beautifully presented four-bedroom detached home has been owned by the same family since new and offers excellent kerb appeal. A recently laid double driveway leads to a garage, while inside a stylish, well-appointed kitchen with integral appliances that was fitted only 5 years ago sits off the welcoming hallway. The spacious living room flows seamlessly into a separate dining room, ideal as a home office if required, and opens into an impressive 22'9" conservatory. Upgraded with a solid roof and Velux windows in 2019, this fantastic addition provides generous extra living space with doors opening directly onto the garden. Upstairs, there are four well-proportioned double bedrooms, including a main bedroom with ensuite, and an attractive open outlook over neighbouring rooftops towards fields beyond. The main family bathroom has also been refitted offering a stylish suite. The rear garden is beautifully landscaped with a paved patio and a variety of mature plants, including Azaleas and Rhododendrons offering a high degree of privacy with no properties directly behind. The property also benefits from a modern updated combination boiler that has just been serviced and cavity wall insulation. Upvc double glazing and gas central heating. Situated in a friendly, neighbourly road close to excellent schools and local amenities, this is a superb family home not to be missed.

Need A Mortgage?

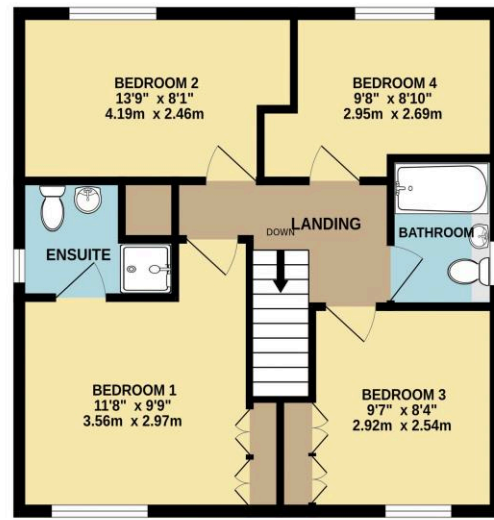
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# Floor Plans

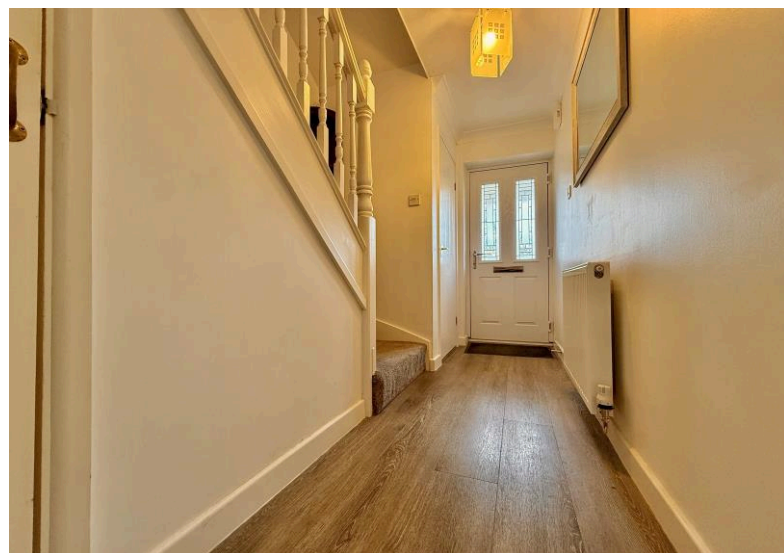
GROUND FLOOR  
783 sq.ft. (72.7 sq.m.) approx.



1ST FLOOR  
542 sq.ft. (50.4 sq.m.) approx.

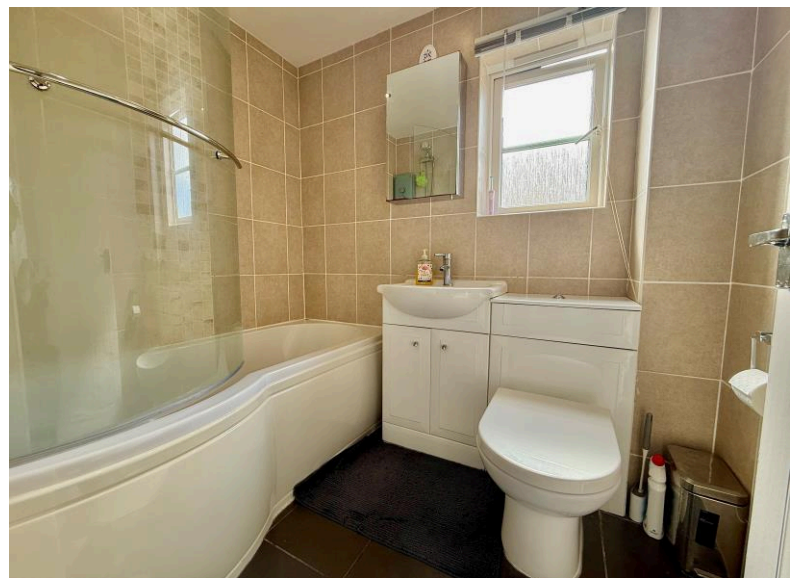


TOTAL FLOOR AREA: 1325 sq.ft. (123.1 sq.m.) approx.  
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**Your home may be repossessed if you do not keep up repayments on your mortgage.**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

