



Falcon

01752 600444

6 Wood Close

Latchbrook, Saltash, PL12 4TS

Guide Price £350,000 - £375,000





In Brief

Beautiful family home with sunny private garden in a quiet cul-de-sac setting.

Reception Rooms	Large living room with separate dining room plus conservatory.	Parking	Driveway and garage
Bedrooms	4 bedrooms	Council Tax	D
Heating	Gas central heating (2 year old boiler)		
Area	1184 sq ft		
Tenure	Freehold		

Description

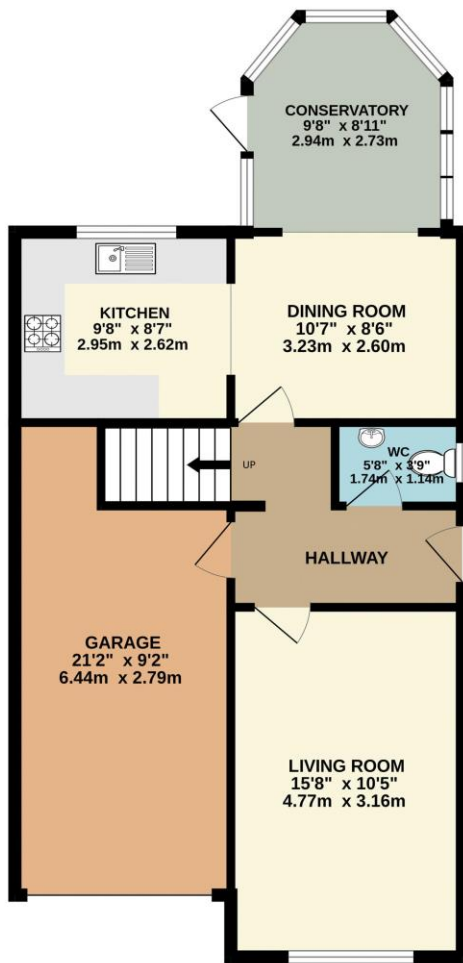
Tucked away in a quiet cul-de-sac, this attractive four-bedroom detached family home, built in the 1990s, offers spacious and well-balanced accommodation throughout. The welcoming entrance hallway is accessed via a rather lovely side entrance, adding individuality from the outset. There is a generous living room to the front whilst to the rear there is a separate dining room, which opens into a well-fitted modern kitchen, creating an excellent layout for family life and entertaining alike. A fabulous conservatory extends the ground floor space beautifully and provides a wonderful place to relax overlooking the garden. There is also the added convenience of a downstairs W/C. Upstairs are four bedrooms, comprising two good-sized doubles and two comfortable single rooms, together with a family bathroom featuring an electric shower over the bath. Further benefits include UPVC double glazing and gas central heating supplied by a two-year-old condensing boiler. Outside, the rear garden is an absolute delight — wonderfully colourful with an abundance of flowers, shrubs and bushes that attract bees and wildlife, with local hedgehogs regular visitors. Enjoying a brilliantly sunny aspect, the garden is well enclosed by timber fencing and offers a lovely sense of calm, privacy and tranquillity. The property comes with a driveway to the front and an integral, larger than average (21'2 x 9'2) garage. Families moving to Latchbrook, Saltash are typically young professionals and growing families attracted by good-value family homes, a safe community feel and easy commuting to Plymouth via the A38. There are well-regarded schools including Burraton Primary and Saltash Community School in the area, plus nearby parks, leisure facilities and access to Cornwall's countryside and coast.

Need A Mortgage?

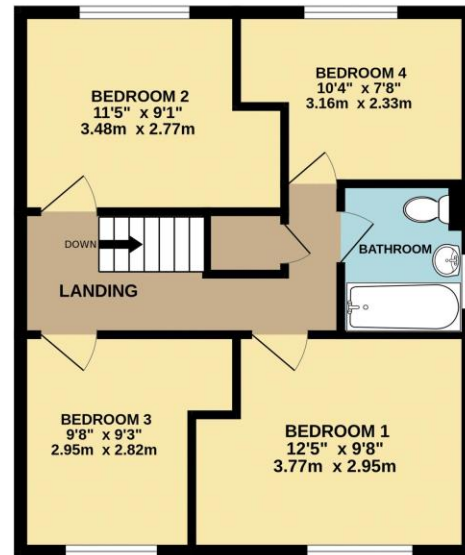
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Floor Plans

GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 1184 sq.ft. (110.0 sq.m.) approx.
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