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Hawks Park, Lower Burraton, Saltash, PL12 4SP

£340,000

FOR SALE

Wainwright Estate Agents are delighted to offer for sale this extended good size four bedroom detached property situated in a quiet cul-de-sac location within the much sought after residential area of Saltash, Cornwall. To appreciate the size and all this house has to offer an internal viewing is highly recommended.

EPC = D (65)



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PRS Property
Redress
Scheme

DESCRIPTION

This extended detached family home is located in a quiet cul-de-sac location and offers well proportioned accommodation which briefly comprises lounge with archway leading into the dining room and sliding door leading into the conservatory which has a pleasant outlook overlooking the rear garden, modern fitted kitchen/breakfast room and utility room, breakfast room which could be used as a study room, downstairs cloakroom and rear porch on the ground floor with four bedrooms and modern family bathroom on the first floor. Other benefits include double glazing and gas central heating. To appreciate the size, location and all this home has to offer an internal viewing really is a must.

LOCATION

Saltash is a popular Cornish Town located across the River Tamar from Plymouth and is often known as The Gateway To Cornwall. The town centre has many shops with doctors, dentists, library, leisure centre and train station all a short distance away, there are regular bus services to the local surrounding areas. There are various popular schools in the area and a college. Saltash offers great transport links to Devon and Cornwall along the A38 corridor.

ENTRANCE

Front door with pattern glass insert leading into the hallway.

HALLWAY

Doorways leading into the ground floor living accommodation, radiator and power point, stairs leading to the first floor.

LOUNGE

19' 5" x 11' 2" (5.92m x 3.4m) Double glazed window to the front aspect, sliding doors leading into the conservatory, various power points, radiator, fire place, coved ceiling, archway leading into the dining room.

DINING ROOM

9' 4" x 8' 6" (2.84m x 2.59m) Double glazed window to the rear aspect, power points, radiator, coved ceiling.

CONSERVATORY

9' 4" x 8' 7" (2.84m x 2.62m) Double glazed conservatory with a pleasant outlook overlooking the rear garden, power points, doorway leading to the rear garden.

BREAKFAST ROOM/STUDY

10' 1" x 8' 2" (3.07m x 2.49m) Double glazed window to the front aspect, power points and radiator, doorway leading into the utility room, archway leading into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

17' 10" x 8' 6" (5.44m x 2.59m) Modern matching kitchen comprising range of wall mounted and base units with work surfaces above, single drainer sink unit with mixer tap, tiled splash backs, built in eye level double electric oven, electric hob with extractor hood above, built in dishwasher, power points and radiator, down lighting, double glazed window to the front aspect, space for dining table, doorway leading into the rear porch.

UTILITY ROOM

8' 9" x 6' (2.67m x 1.83m) The utility room is accessed via a doorway from the breakfast room, range of matching kitchen units with work surfaces, single drainer sink unit, tiled splashbacks, wall mounted boiler, power points, space and plumbing for washing machine, double glazed window to the rear aspect, doorway leading into the rear porch.

CLOAKROOM

Low level w.c., wash hand basin, storage cupboard with shelving, obscure glass double glazed window to the front aspect.

REAR PORCH

Doorway leading into the garage, storage cupboard, doorway leading to the rear garden.

STAIRS

Stairs leading to the first floor landing.

LANDING

Doorways leading into the first floor living accommodation, loft hatch giving access to the loft space.

BEDROOM 1

12' 6" x 10' 5" (3.81m x 3.18m) Double glazed window to the front aspect with a pleasant outlook overlooking the local area and extending towards St Stephens Church, power points, radiator, coved ceiling.

BEDROOM 2

11' 9" x 10' 6" (3.58m x 3.2m) Double glazed window to the front aspect, power points, radiator, built in double wardrobe with mirror fronted sliding doors, further built in wardrobe, dressing table and over the bed cupboards.

BEDROOM 3

8' 9" x 8' 3" (2.67m x 2.51m) Double glazed window to the rear aspect, radiator and power points.

BEDROOM 4

8' 9" x 6' 6" (2.67m x 1.98m) Double glazed window to the rear aspect, power points and radiator.

BATHROOM

Modern matching white bathroom suite comprising panelled bath with shower attachment above, pedestal wash hand basin, low level w.c., bidet, radiator, part tiled walls, obscure glass double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a level garden which is mainly laid to lawn with various mature plants and shrubs, pathway leading to the front door. Double brick paved driveway providing off road parking and leading to the garage.

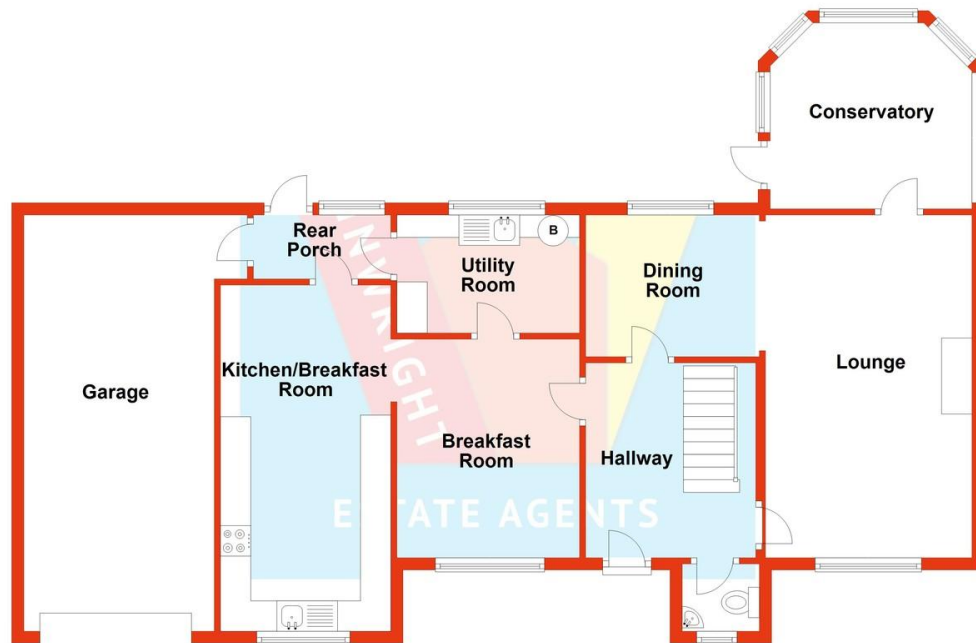
REAR GARDEN

Enclosed pleasant level rear garden which has a variety of mature plants, shrubs, bushes and trees, laid to lawn grassed area, wooden gateway at the side of the garden leading to the front of the property.

GARAGE

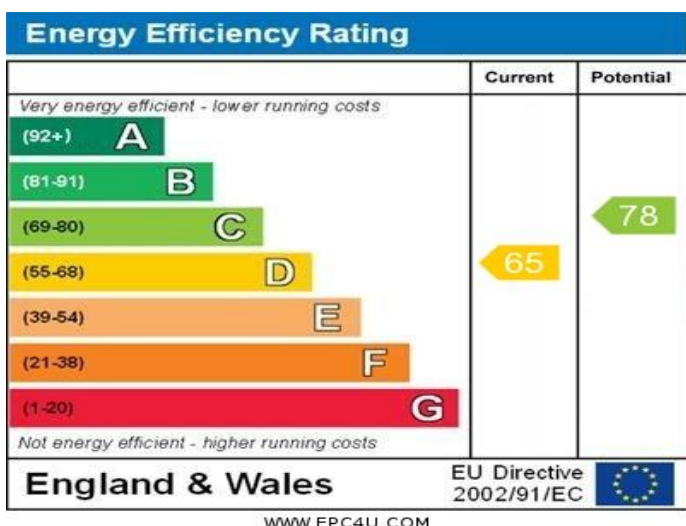
22' 10" x 8' 10" (6.96m x 2.69m) Double tandem style garage with power and lighting, obscure glass window to the rear aspect. The garage is accessed from the front via metal up and over door, there is also a doorway at the rear of the garage which leads into the property.

Ground Floor



First Floor





VIEWING

By appointment with Wainwright Estate Agents

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