



26 Maybrook Drive, Saltash, Cornwall, PL12 4PX

Offers Over £270,000

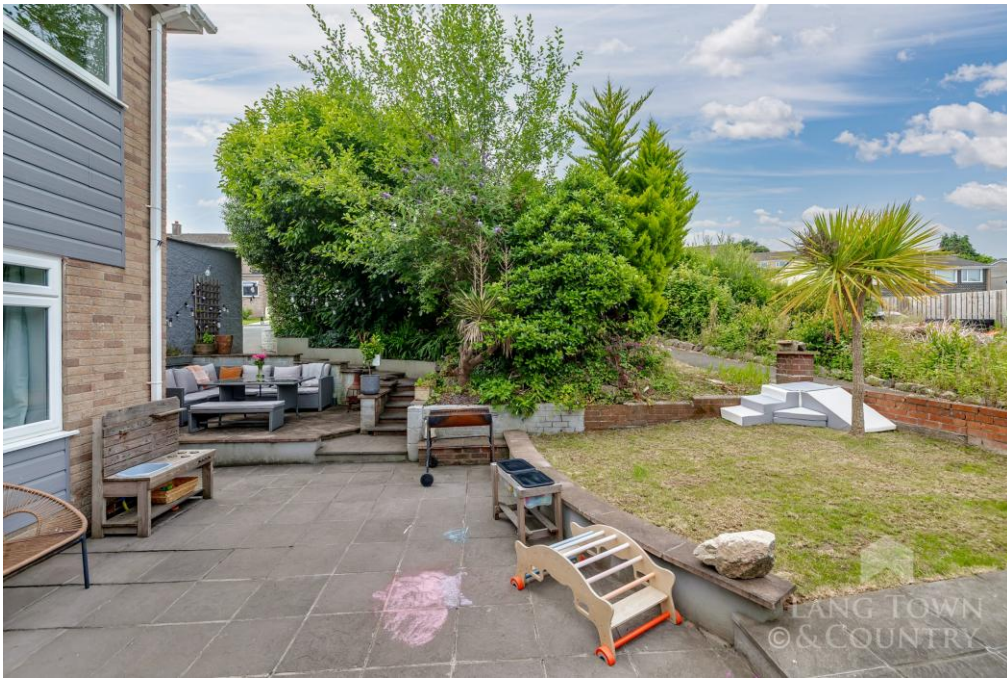
Positioned on a generous corner plot in one of Saltash's most desirable residential areas, this well-presented three-bedroom home offers spacious, well-balanced accommodation both inside and out. Tastefully refurbished in recent years, the property blends modern comforts, with generous outdoor space, all within easy reach of local parks, highly regarded schools, and town amenities.

The ground floor opens with a welcoming porch featuring built-in storage, leading into a bright and airy sitting room complete with a multi-fuel burner—creating a warm and inviting focal point. At the rear of the property, a superb open-plan kitchen and dining space provides an ideal setting for family life or entertaining. The kitchen is finished to a high standard with granite-effect worktops, a five-ring Cuisine Master cooker, integrated fridge, ceramic sink with drainer, freestanding washing machine & Dishwasher. Folding doors extend the living space into a well-proportioned conservatory overlooking the garden.

Upstairs, three bedrooms provide comfortable accommodation. The principal bedroom benefits from fitted wardrobes, while the second bedroom also includes practical built-in storage. The bathroom has been stylishly remodelled, featuring a freestanding roll-top bath, corner shower cubicle, WC, wash basin, and a heated towel rail, all set against quality tiling. An airing cupboard on the landing houses the boiler.

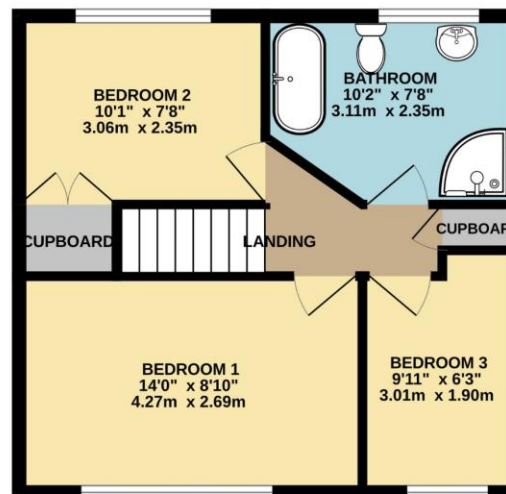
Externally, the home offers impressive outdoor space. The rear garden is designed for low-maintenance enjoyment with a mix of paving and decking, ideal for outdoor dining and entertaining. A fully powered garden bar adds a unique and social touch. To the front, there are mature flower borders, a lawned area with fruit trees, and a separate patio space. The property also benefits from off-street parking for two vehicles and a garage with power.

Combining thoughtful design, quality finishes, and an excellent location, this is a home that offers broad appeal in one of Saltash's most well-regarded neighbourhoods.



To view this property call Lang Town & Country Estate Agents on **01752 256000**.





TOTAL FLOOR AREA : 909 sq.ft. (84.4 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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