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**Freehold : Council Tax Band C**  
**EPC Rating B**

Castlemead Drive, Saltash

**BELVOIR!**

Guide price £350,000





## Key Features

- > Four Bedroom Detached House
- > Two En-Suite Bedrooms
- > Dual Aspect Living Room
- > Contemporary Kitchen/Diner
- > Double Driveway & Motorcycle Garage

A beautifully presented detached home built in 2020 and benefitting from an existing NHBC warranty!

The property is set over three floors and has been stylishly designed by the developer and wonderfully maintained by the current vendor.

Situated not far from local schools, bus stops & amenities the property is light and airy throughout and has an abundance of features on offer. They include; a double width driveway, a motorcycle garage & bin store, a dual-aspect living room with storage and French doors to the garden, a contemporary kitchen/diner with space for dining table and chairs, entrance hallway and downstairs toilet.



On the first floor there is a gorgeous family bathroom as well as three great sized bedrooms, the largest of which boasts a stylish en-suite shower room with walk-in double shower cubicle.

The second floor houses the stunning master bedroom with deep fitted wardrobes, two additional storage spaces and another attractive en-suite shower room with walk-in double shower!

The property also benefits from an enclosed 'low-maintenance' rear garden with feature pond and detached garden shed

A unique offering in the current marketplace and one not to be missed!

Call today to book your viewing.

Saltash is a picturesque town that lies just across the River Tamar from Plymouth and is often referred to as the "Gateway to Cornwall". The town centre itself provides many shops and the doctors, dentists, library and leisure centre are all close by. There are four primary schools, a college and secondary school, along with a local health centre and many places of worship. South East Cornwall boasts many waterside villages such as St Germans and Cargreen, all within easy commuting distance to Saltash and the City of Plymouth.



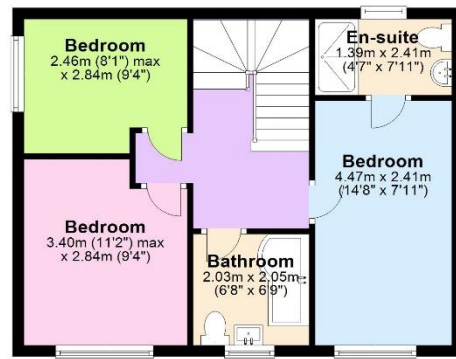
### Ground Floor

Approx. 44.9 sq. metres (483.3 sq. feet)



### First Floor

Approx. 44.8 sq. metres (481.7 sq. feet)



### Second Floor

Approx. 44.7 sq. metres (481.2 sq. feet)



Total area: approx. 134.3 sq. metres (1446.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		86 B	



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Contact us today to arrange a viewing...

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