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

Frobisher Drive, Saltash

BELVOIR!

Guide price £250,000



Key Features

- > Three Bedroom End Of Terrace
- > Contemporary Kitchen Fitted 2022
- > Conservatory With Heat Reflective Roof
- > Spacious Lounge/Diner
- > Downstairs WC

Situated in a quiet and popular cul-de-sac, this well-maintained and thoughtfully updated three-bedroom end-of-terrace house offers the ideal balance of comfort, convenience, and contemporary style. Perfectly located within walking distance of highly regarded schools, shops, and local amenities, this home is a superb choice for families, first-time buyers, or anyone seeking a low-maintenance property in a desirable residential setting.

Ground Floor

Upon entering the home, you're welcomed by a bright and attractive hallway that immediately sets the tone for the rest of the property. The downstairs accommodation is both spacious and well laid out, beginning with a generously sized lounge/diner that spans the depth of the house. This room benefits from patio doors leading to the garden, making it a perfect space for entertaining or relaxing with the family.



The contemporary kitchen, newly fitted in 2022, is a real feature of the home, offering a sleek and functional workspace with modern cabinetry, quality appliances, and a stylish finish. Adjacent to the kitchen, a conservatory with a heat-reflecting roof provides a bright and versatile second living space - ideal for a playroom, reading nook, or even a home office.

A convenient downstairs WC completes the ground floor layout.

First Floor

Upstairs, the home offers three well-proportioned bedrooms. The two double bedrooms are bright and spacious, while the third bedroom - a good-sized single - is perfect for use as a nursery, office, or guest room. All rooms are served by a modern family bathroom, tastefully finished with a clean and contemporary suite.

Outside

The exterior of the property is equally impressive. The landscaped front garden is well-maintained, offering attractive kerb appeal. To the rear, a private, enclosed garden provides a safe and tranquil space to relax or entertain, with a combination of lawn and patio areas ideal for summer BBQs or children's play.

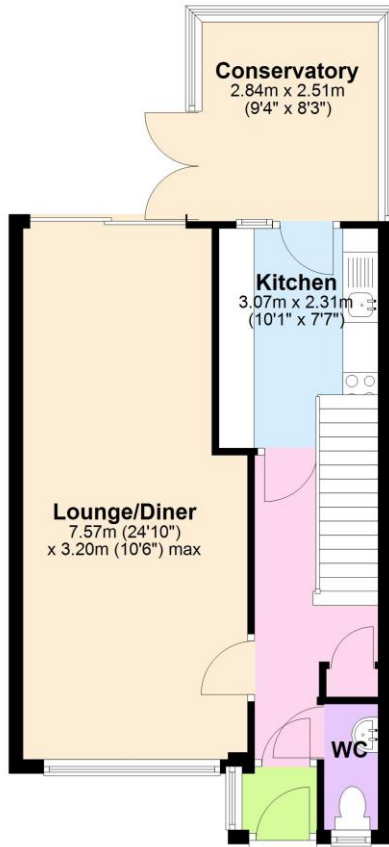
In addition, the property benefits from a single garage located in a nearby block, providing useful storage or secure off-road parking.

This is a home that's been lovingly maintained and upgraded to suit modern lifestyles, offering practical family living in a quiet, community-focused location. Whether you're upsizing, relocating, or simply looking for a home that's ready to move into, this property is sure to impress.

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 and a 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.

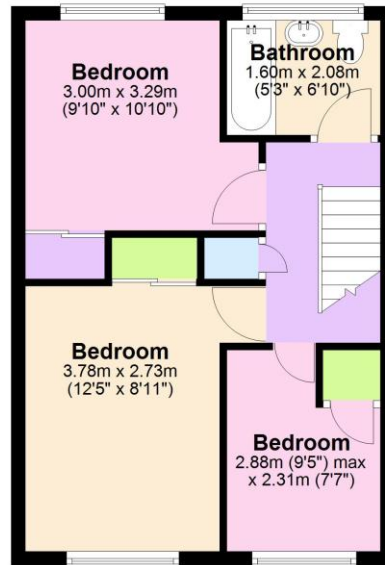
Ground Floor

Approx. 43.9 sq. metres (472.0 sq. feet)



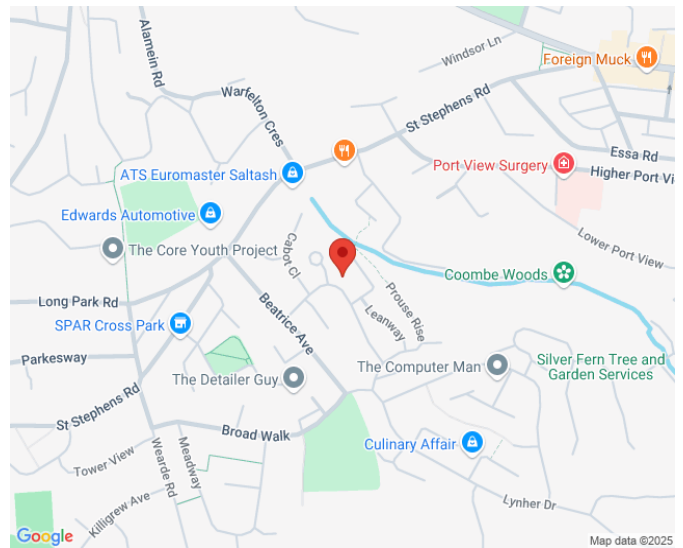
First Floor

Approx. 38.2 sq. metres (410.9 sq. feet)



Total area: approx. 82.0 sq. metres (883.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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