



4  3  3 

Freehold : Council Tax Band B
EPC Rating C

Wood Close, Latchbrook, Saltash

BELVOIR!

Guide price £350,000



Key Features

- > Immaculately presented four-bedroom end-of-terrace home
- > Set over three spacious levels in the sought-after Latchbrook area
- > Spacious living room with wood-burning stove
- > Generous conservatory overlooking the rear garden
- > Modern kitchen/diner with patio doors to the garden

Situated in the desirable Latchbrook area of Saltash, this stunning four-bedroom end-of-terrace home is arranged over three spacious levels and offers beautifully presented, versatile accommodation throughout. Perfectly suited to modern family living, the property blends contemporary design with comfortable, well-planned spaces and enjoys far-reaching countryside views from the upper floor.

To the front, the home features a well-maintained garden and a private driveway providing convenient off-road parking. Upon entering, you are welcomed into a bright and spacious ground floor which hosts a generous living room complete with a cosy wood-burning stove, creating a warm and inviting atmosphere. The living room opens directly into a large conservatory, which floods the space with natural light and provides a peaceful area to relax or entertain, with views over the garden.



The contemporary kitchen/diner is also located on the ground floor and is fitted with stylish units and worktops, with patio doors leading directly out to the attractive rear garden. A separate utility room, downstairs WC, and a practical storage cupboard complete the ground floor layout.

An elegant staircase with glass and wood detailing connects all three floors and is a real feature of the home, adding both character and a modern touch. On the first floor, you'll find a spacious double bedroom with a modern en-suite shower room and an impressive dual-aspect dressing room, providing a luxurious private suite. This level also includes a further double bedroom, a single bedroom ideal as a home office or nursery, and a beautifully finished family bathroom.

The top floor is dedicated to a superb master bedroom, offering built-in storage, a stylish en-suite shower room, and far-reaching views across the surrounding countryside. This peaceful space provides a perfect retreat at the top of the home.

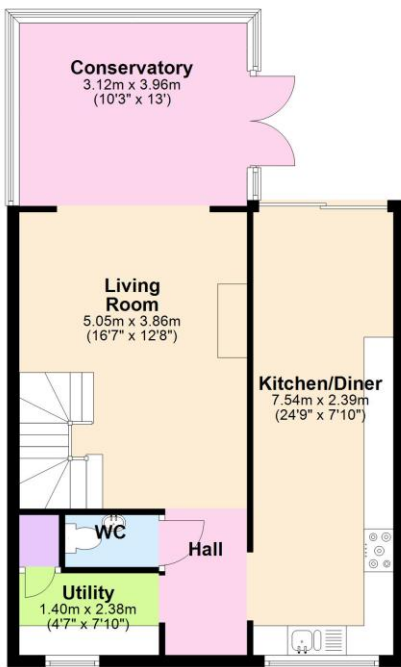
The rear garden is pretty and practical, with a paved patio and seating area, a well-kept lawn, raised flower beds, two storage sheds, and a side access gate for convenience. It's a wonderful space to enjoy throughout the seasons.

This exceptional home offers generous living space, high-quality finishes, and a fantastic location close to local amenities, schools, and transport links. Properties in this area rarely come to market in such immaculate condition, making this an opportunity not to be missed.

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.

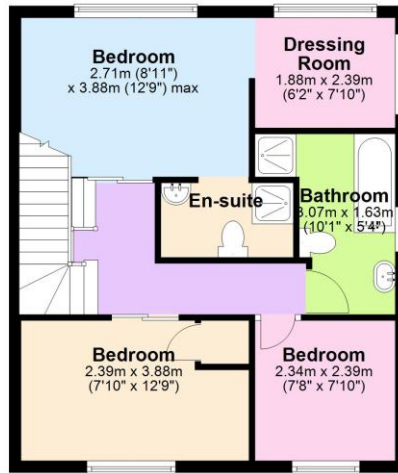
Ground Floor

Approx. 60.6 sq. metres (652.3 sq. feet)



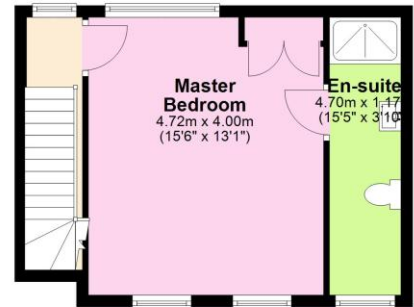
First Floor

Approx. 47.9 sq. metres (515.8 sq. feet)



Second Floor

Approx. 29.4 sq. metres (316.2 sq. feet)



Total area: approx. 137.9 sq. metres (1484.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 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...

BELVOIR!

belvoir.co.uk/offices/plymouth

01752 850440