



Your Logo



# Grassmere Way, Saltash

Guide Price £290,000

3 3 2





Located in a highly sought after area, Grassmere Way offers a beautifully appointed, three bedroom, attached home which is ideally positioned approximately 1.5 miles from the town centre, where you'll find a variety of shops and local amenities.

Stepping inside, you are welcomed into a spacious entrance hall, thoughtfully designed to provide ample storage for coats and shoes. The ground floor features a well-equipped utility room, complete with matching wall and floor-mounted units, a sink, and dedicated space for both a washing machine and tumble dryer. Additionally, this level boasts a versatile reception room, currently used as a cinema room but equally well-suited as a home office, study, or additional living space.

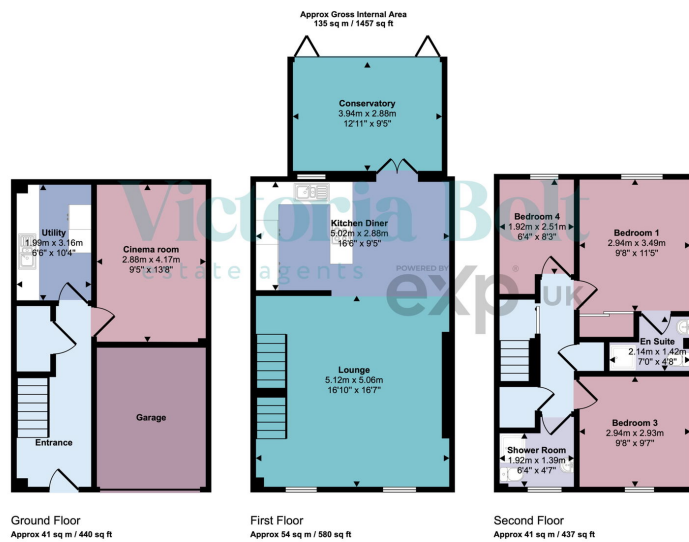
A staircase leads from the ground floor to the first floor, where you'll find a stunning open-plan living, kitchen, and dining area. The modern kitchen is beautifully appointed with matching wall and floor-mounted units and features a range of integrated appliances, including a fridge, freezer, eye-level oven, microwave, dishwasher, and a four-ring gas hob. Flowing seamlessly from the dining area, a bright and airy conservatory with bi-fold doors opens directly onto the rear garden, creating a perfect space for indoor-outdoor living.

The second floor boasts three well-proportioned bedrooms, including two spacious doubles. The master bedroom features a built-in wardrobe and benefits from a stylish en-suite shower room. Completing this level is a contemporary family bathroom, beautifully fitted with a walk-in shower, hand basin, and WC.

To the front of the property, a single garage provides convenient additional storage or secure parking. To the rear, a raised decked area offers the perfect setting for alfresco dining, while the low-maintenance Astroturf lawn creates a practical and stylish outdoor space for relaxation and entertainment.







- Three-storey attached house
- Open plan living
- Three bedrooms
- Single garage
- Conservatory with bi-fold doors
- Cinema room
- Separate utility room
- Master bedroom with ensuite
- Private rear garden
- Town location

