



Rowan Court, Latchbrook Saltash PL12 4UN

welcome to

Rowan Court, Latchbrook Saltash

****GUIDE PRICE £400,000 To £425,000**** A beautiful detached home in the area of Latchbrook. This four bedroom home has many features including an en suite, garage, ample parking, downstairs cloakroom, kitchen/diner and a stunning rear garden. Please call us today to book your viewing slot.



Front Elevation

This beautiful detached property grabs your attention as soon as you see it, situated in a cul de sac you will have lots of privacy. There is a multi car driveway in front of the property as well as access to the garage, property and side access to the rear garden.

Entrance Hall

The entrance hall has an inviting feel as soon as you step into it, there is a ceiling light, radiator and wooden flooring. There are doors leading to the kitchen, lounge/diner, cloakroom and into the integral garage. Stairs leading to first floor.

Cloakroom

A downstairs cloakroom is almost an essential when you have a family home like this, ceiling light, w/c, wash hand basin, extractor fan.

Kitchen

13' 8" x 6' 9" (4.17m x 2.06m)

A modern kitchen including ceiling light, wall mounted and floor based units, 1 1/2 sink and drainer, induction hob, extractor fan. Integrated appliances include electric oven, microwave, fridge/freezer and dishwasher. There is a double glazed window to the front and side, side door leading to the front and rear of the property, radiator and vinyl flooring.

Lounge/diner

23' 1" x 10' 1" (7.04m x 3.07m)

A beautiful area with lots of natural light and a wood burner perfect for the winter nights. This lounge/diner over looks the rear garden, it has a ceiling light, double glazed window and patio doors to the rear, radiators and wooden flooring.

Landing

Ceiling light, airing cupboard, doors to the four bedrooms and bathroom, carpet flooring.

Master Bedroom

14' max x 12' max (4.27m max x 3.66m max)

The master bedroom, complete with an en suite, also includes a double glazed window to the rear, radiator and carpet flooring.

En Suite

Ceiling light, double glazed window to side, w/c, wash hand basin, tiled walls, shower cubicle, vinyl flooring.

Bedroom Two

13' 7" x 8' 8" (4.14m x 2.64m)

Bedroom Two has double glazed windows to the front, ceiling light, radiator and carpet flooring.

Bedroom Three

10' 4" x 9' 5" (3.15m x 2.87m)

The third double bedroom has double glazed window to the front, radiator and carpet flooring.

Bedroom Four

11' 8" x 8' 8" (3.56m x 2.64m)

The fourth and final bedroom has a ceiling light, double glazed window to the rear, radiator and carpet flooring.

Bathroom

The family bathroom has tiled walls, ceiling light, w/c, wash hand basin, bath with shower over head, double glazed window to the side, radiator and vinyl flooring.

Rear Garden

A southerly facing rear garden. Stepping out from the diner area there is a beautiful patio area followed by an area laid to lawn, followed by another patio area with a summer house with electric. The garden is private, enclosed and has bushes and shrubs surrounding.

Garage

18' x 8' 9" (5.49m x 2.67m)

Ceiling light, power, plumbing, electric roller door, storage above.



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welcome to

Rowan Court, Latchbrook Saltash

- DETACHED HOME
- AMPLE PARKING
- GARAGE
- DOWNSTAIRS CLOAKROOM
- COUNCIL TAX BAND D

Tenure: Freehold EPC Rating: C

guide price

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SAS105151 - 0007

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