



**Boaden Close, Hatt SALTASH PL12 6NT**



**welcome to**

**Boaden Close, Hatt SALTASH**

Fox and sons are pleased to bring to market this versatile beautiful detached property with a double garage and large driveway. This family home has 4 bedrooms, 3/4 reception rooms, an En suite to master, study and conservatory as well as large rear garden and solar panels. Call today !



### **Entrance Hall**

Storage cupboard, laminate flooring, radiator, ceiling lights.

### **Downstairs W/ C**

Wash hand basin with storage underneath, radiator, ceiling light, glazed window to front elevation, hanging space for coats and keys. w/c.

### **Lounge**

15' 10" x 13' 11" ( 4.83m x 4.24m )  
Carpet flooring, ceiling lights and wall lights , radiator, gas fire with surround, upvc sliding doors leading to conservatory and wooden double folding doors leading to study.

### **Study**

8' 2" x 10' 10" ( 2.49m x 3.30m )  
Carpet flooring, radiator, ceiling light, double glazed window to front elevation, double folding wooden doors leading to living room.

### **Dining Room**

17' 1" x 10' 11" ( 5.21m x 3.33m )  
Versatile room currently being used as a dining room. Storage room off housing the boiler, Carpet flooring, radiators, ceiling lights and double glazed windows to front and side elevation.

### **Kitchen/Diner**

18' 6" x 12' 9" ( 5.64m x 3.89m )  
Carpet flooring to dining area, Vinyl flooring to kitchen. Radiator, ceiling lights, part tiled walls in kitchen area, door leading to utility room, upvc doors to the garden via kitchen and dining area. Breakfast bar. Integral appliances; fridge freezer, dishwasher, gas hob and electric ovens.

### **Utility Room**

8' 5" x 5' 8" ( 2.57m x 1.73m )  
Vinyl flooring, wall and floor based units, plumbing for washing machine, sink and drainer, ceiling light, radiator, door leading to dining room.

### **Conservatory**

12' 7" x 8' ( 3.84m x 2.44m )  
Vinyl flooring. radiator, double glazed windows to sides and front, upvc double doors to garden.

### **Landing**

Carpet flooring, doors leading to all bedrooms and bathroom, storage cupboard and ceiling light.

### **Bedroom One**

12' 4" x 11' ( 3.76m x 3.35m )  
Carpet flooring, radiator, ceiling light, double built in wardrobes, door leading to ensuite and double glazed window to rear.

### **En-Suite**

Tiled walls with aqua board in shower, wash hand basin with storage, electric shower, click together vinyl flooring, wall mounted heated towel rail, ceiling lights, W/C.

### **Bedroom Two**

9' 2" x 11' ( 2.79m x 3.35m )  
Carpet flooring, radiator, ceiling light, built in storage cupboard and double glazed window to front elevation.

### **Bedroom Three**

9' 5" x 9' 4" ( 2.87m x 2.84m )  
Carpet flooring, radiator, ceiling light and double glazed window to rear elevation.

### **Bedroom Four**

8' 9" x 7' 7" ( 2.67m x 2.31m )  
Carpet flooring, ceiling light, radiator and double glazed window to front elevation.

### **Bathroom**

Tiled walls, wash hand basin with storage, vinyl flooring, shaver outlet, mirrored wall cabinet, p shaped bath with electric shower overhead, heated towel rail, W/C.

### **Rear Garden**

Patio and area laid to lawn, bushes and shrubs.

### **Garage**

21' 11" x 22' 2" ( 6.68m x 6.76m )  
Electric and hot and cold water. sink and drainer with floor mounted storage cupboard.



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## Boaden Close, Hatt SALTASH

- DETACHED PROPERTY
- DOUBLE GARAGE & DRIVEWAY
- FOUR BEDROOMS WITH MASTER EN-SUITE
- REAR GARDEN
- COUNCIL TAX BAND E

Tenure: Freehold EPC Rating: B

# £445,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SAS105364 - 0016

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