



**Hearl Road, Latchbrook Saltash PL12 4TX**

**welcome to**

**Hearl Road, Latchbrook Saltash**

We are delighted to present this family home in Latchbrook. A detached property it offers two reception rooms with a conservatory and cloakroom. Side access to a well-designed garden. Garage to the rear with spacious side driveway. Three bedrooms, master bedroom with ensuite and family bathroom.



### **Front Elevation**

There is a lawned area to the front of the property with direct front door access. To the one side is a gate leading to the rear garden and on the other is a driveway leading to a rear serviced garage.

### **Entrance Hall**

Ceiling light, radiator, under stairs cupboard, carpet flooring.

### **Cloakroom**

Ceiling light, radiator, double glazed window to front, wash hand basin, w/c, vinyl flooring,

### **Lounge**

14' max x 11' 10" max ( 4.27m max x 3.61m max )

A through lounge area with double doors opening to a dining room and conservatory beyond. Ceiling light, disconnected fire, fireplace with surround, double glazed window to front, radiator, carpet flooring.

### **Dining Room**

9' 6" max x 11' 9" max ( 2.90m max x 3.58m max )

Dining room has patio doors leading to the conservatory and rear garden. Ceiling light, radiator, carpet flooring.

### **Kitchen**

11' 10" max x 9' 3" max ( 3.61m max x 2.82m max )

Ample wall mounted and floor-based units, integrated double oven, gas hob, extractor fan and dishwasher, space for fridge freezer, washing machine and microwave, heated ladder towel rail, double glazed door to side drive, double glazed window to rear. Ceiling light and tiled flooring.

### **Conservatory**

10' 9" x 6' 5" ( 3.28m x 1.96m )

Double glazed windows, tiled flooring, radiator, wall lights and patio door to patio and garden.

### **Landing**

Ceiling light, carpet flooring, airing cupboard. Loft access with loft ladder, partial boarding and lighting.

### **Bedroom One**

11' 9" max x 9' 6" max ( 3.58m max x 2.90m max )

2 x double fitted wardrobes, ceiling light, radiator, carpet flooring, double glazed window to front, door to en suite.

### **En Suite**

Shower cubicle wash hand basin, w/c, ceiling light, extractor fan, laminate flooring, double glazed window to front.

### **Bedroom Two**

12' 3" max x 11' 9" max ( 3.73m max x 3.58m max )

Double glazed window to rear with far reaching views, ceiling light, radiator, carpet flooring.

### **Bedroom Three**

8' 10" max x 6' 10" max ( 2.69m max x 2.08m max )

Double glazed window to rear with far reaching views, ceiling light, radiator, carpet flooring.

### **Bathroom**

Corner bath with mixer taps and integrated shower attachment, wash hand basin, w/c, Mira overhead shower, ceiling light, radiator, double glazed window to front.

### **Rear Garden**

Stepping into the rear south facing garden you will notice how well designed it is, with a patio area, shed, raised flower beds and an area laid to lawn. Also benefiting from side entrance through lockable gate.



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## Hearl Road, Latchbrook Saltash

- THREE BEDROOMS
- DETACHED
- GARAGE
- DRIVEWAY
- COUNCIL TAX BAND D

Tenure: Freehold EPC Rating: C

guide price

**£345,000**



Please note the marker reflects the postcode not the actual property

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