



**Lowertown Close, Landrake Saltash PL12 5DG**

**welcome to**

**Lowertown Close, Landrake Saltash**

This spacious 4/5 bedroom property is situated in a quiet cul-de-sac, offering a peaceful and private living environment. This property is ideal for a growing family or those who appreciate modern amenities, spacious living areas, and beautiful views of the surrounding countryside.



### **Entrance Hall**

uPVC front door with pattern glass leading into the hallway.

### **Hallway**

Stairs leading to the first floor, power point, coat hanging space, doorway leading into the lounge.

### **Lounge**

14' 4" x 12' 7" ( 4.37m x 3.84m )

Double glazed window to the front aspect with a pleasant outlook, radiator, ceiling light, doorway leading into the kitchen/diner.

### **Kitchen/ Dining Room**

15' 6" x 11' 1" ( 4.72m x 3.38m )

Modern matching white kitchen comprising range of wall mounted and base units with granite work surfaces above, sink with mixer tap, tiled splash backs, double glazed window to the rear aspect, built in dishwasher, Bosch electric induction hob with extractor hood above, built in eye level electric oven and grill, space for fridge freezer. In the dining area there is space for dining room table, radiator, double glazed sliding doors leading to the rear garden and patio area, doorway leading into the study/bedroom five.

### **Bedroom Five/ Study**

18' 5" x 10' 1" ( 5.61m x 3.07m )

Double glazed windows to the front and side aspect with a pleasant views overlooking the local countryside, doorway leading to the side of the property, radiator, doorways leading into a separate w.c. and a utility room.

### **Downstairs W/C**

Low level w.c., pedestal wash hand basin, radiator, obscure glass double glazed window to the rear aspect.

### **Utility Room**

Wall mounted kitchen units, work surface with with space and plumbing for washing machine and

tumble dryer, boiler, double glazed window to the rear aspect.

### **Bedroom One**

15' 10" x 10' ( 4.83m x 3.05m )

Double glazed windows to the front and side aspect with lovely views overlooking the local countryside, radiator and ceiling light, new built in wardrobes. Doorway leading into the en-suite bathroom.

### **Ensuite**

Panelled bath, separate shower cubicle with mains shower, low level w.c., pedestal wash hand basin, tiled walls, radiator, under floor heating, double glazed obscure glass window to the rear aspect.

### **Bedroom Two**

11' 2" x 8' 5" ( 3.40m x 2.57m )

Double glazed window to the front aspect with lovely views of the local countryside, radiator and ceiling light,

### **Bedroom Three**

10' 5" x 8' 7" ( 3.17m x 2.62m )

Double glazed window to the rear aspect, Ceiling light and radiator.

### **Bedroom Four**

7' 6" x 6' 11" ( 2.29m x 2.11m )

Double glazed window to the front aspect with pleasant views, ceiling light and radiator.

### **Bathroom**

Modern matching shower room with shower cubicle with electric shower, low level w.c., vanity unit with sink and cupboard, tiled walls, radiator, obscure glass double glazed window to the rear aspect.

### **Outside**

Enclosed rear garden with brick paved patio area providing an ideal spot for entertaining. The garden which is mainly laid to lawn with various mature plants, flowers and shrubs, gateway providing access to the side and front of the property. The garage is

located in a block within close proximity to the property and has power and lighting.



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## Lowertown Close, Landrake Saltash

- EXTENDED FOUR BEDROOM HOME
- VILLAGE LOCATION
- UTILITY ROOM AND DOWNSTAIRS W/C
- GARAGE IN BLOCK
- COUNCIL TAX BAND D

Tenure: Freehold EPC Rating: Awaited

offers in excess of

**£280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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