



**The Brook, Saltash PL12 6UL**

**welcome to**

## **The Brook, Saltash**

Nestled in The Brook, this spacious property boasts 4/5 bedrooms, 3/4 reception rooms, dressing room, en suite, a driveway, garage and a charming garden. Perfect for families seeking both comfort and serenity.



### **Entrance Porch**

Ceiling light, double glazed window to front, coat cupboard, carpet flooring, door to hallway.

### **Entrance Hall**

Ceiling light, doors to lounge, kitchen and cloakroom, stairs to lower ground floor, laminate flooring.

### **Cloakroom**

Ceiling light, w/c, wash hand basin, carpet flooring.

### **Lounge**

18' 1" x 11' 6" ( 5.51m x 3.51m )

Ceiling light, radiator, gas fire, carpet flooring, patio doors to balcony giving with views across parts of cornwall.

### **Dining Room**

11' 2" x 8' 6" ( 3.40m x 2.59m )

Accessed via the lounge, the dining area has a ceiling light, double glazed window to the rear, radiator, laminate flooring.

### **Kitchen**

17' 9" max x 12' max ( 5.41m max x 3.66m max )

Ceiling light, vinyl flooring, double glazed windows to front, door to study, sink and drainer, induction hob, ample cupboard space with wall mounted and floor based units, integrated oven, space for fridge freezer and dishwasher.

### **Bedroom 5 / Study**

12' 3" x 8' 10" ( 3.73m x 2.69m )

Ceiling light, double glazed window to rear, radiator, carpet flooring.

### **Landing**

Ceiling light, carpet flooring on the stairs down to the lower level where the flooring is laminate, doors to bedrooms 1,2,3,4, bathroom,utility and airing cupboard.

### **Utility Room**

Ceiling light, double glazed window to side, door to rear garden, stainless steel sink and drainer, radiator, vinyl flooring.

### **Bedroom One**

12' 1" x 11' 8" ( 3.68m x 3.56m )

Ceiling light, double glazed window to rear, radiator, carpet flooring, door to dressing room and en suite.

### **Bedroom Two**

9' 4" x 8' 8" ( 2.84m x 2.64m )

Ceiling light, double glazed window to rear, radiator, vinyl flooring.

### **Bedroom Three**

8' 9" x 8' ( 2.67m x 2.44m )

Ceiling light, radiator, double glazed window to rear, carpet flooring.

### **Bedroom Four**

9' 7" max x 8' 5" max ( 2.92m max x 2.57m max )

Ceiling light, carpet flooring, radiator, double glazed window to rear, built in wardrobe.

### **Bathroom**

Ceiling light, radiator, w/c, wash hand basin, bath with shower over head, extractor fan, vinyl flooring.



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## The Brook, Saltash

- DETACHED PROPERTY
- 4/5 BEDROOMS
- 3/4 RECEPTION ROOMS
- MODERN KITCHEN
- COUNCIL TAX BAND E

Tenure: Freehold EPC Rating: C

offers in excess of

**£375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SAS105574 - 0003

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