



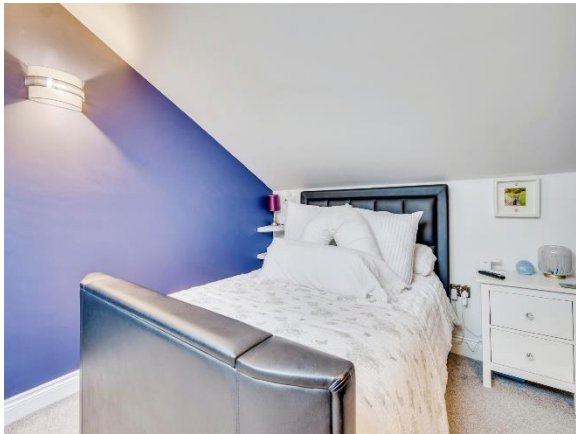
**Forsythia Drive, Latchbrook SALTASH PL12 4XU**



**welcome to**

**Forsythia Drive, Latchbrook SALTASH**

Discover this stunning five/six-bedroom detached home featuring an open-plan kitchen diner and a bright conservatory. The luxurious master suite includes a dressing room and ensuite, while bedroom two also has its own ensuite, downstairs w.c, utility room and integral garage and parking.



### **Entrance Hall**

Laminate flooring, Storage cupboard, Radiator, Ceiling light, Double glazed window to front elevation.

### **Downstairs W/C**

Laminate flooring, wash hand basin with storage, wall unit, radiator, ceiling light, extractor fan, W/C.

### **Lounge**

18' 3" Into bay x 10' 9" ( 5.56m Into bay x 3.28m )

Carpet flooring, Two radiators, ceiling light, double glazed bay window to front elevation.

### **Kitchen/Diner/Conservatory**

25' 5" x 17' 4" ( 7.75m x 5.28m )

Wall and floor base units, double glazed window to rear elevation, integral dishwasher and oven & grill, integral under counter fridge, three radiators, Kitchen island, sink and drainer, extractor fan, five ring gas hob, ceiling lights, vinyl flooring, door leading to utility room and through to hallway.

Double glazed windows to rear and side of the conservatory, Upvc door to garden, ceiling lights,

### **Utility Room**

8' 10" x 5' 4" ( 2.69m x 1.63m )

Vinyl flooring, sink and drainer, floor units and wall cupboard, space for washing machine and tumble dryer, ceiling light, radiator, door leading to garage.

### **Dressing Room/ Bedroom Six**

Currently being used as a dressing room, the master suite is complete with carpet flooring, ceiling light, two radiators, ceiling light, storage cupboard, Stairs leading up to bedroom space (Currently bedroom six.

Bedroom six has steps leading up from the dressing room leading to carpet flooring, velux window, storage in the eaves, wall mounted lights.

### **Master Suite Bathroom**

Double shower cubicle with waterfall shower, Jet bath, double glazed window to rear elevation, part tiled walls, tiled flooring, large double tap wash hand

basin with storage, W/C.

### **Bedroom Two**

9' 8" x 11' 9" ( 2.95m x 3.58m )

Carpet flooring, ceiling light, radiator, double glazed window to front elevation, double wardrobe, door leading to ensuite.

### **Ensuite To Bedroom Two**

Laminate flooring, wash hand basin, wall mounted mirror with light, aqua board to walls, shower, wall mounted towel radiator. w/c.

### **Bedroom Three**

7' x 10' 5" ( 2.13m x 3.17m )

Carpet flooring, ceiling light, radiator, double glazed window to rear elevation. wardrobes.

### **Bedroom Four**

6' 9" x 9' 7" ( 2.06m x 2.92m )

Carpet flooring, ceiling light, radiator, double glazed window to rear elevation.

### **Bedroom Five**

8' 6" x 7' 3" ( 2.59m x 2.21m )

Carpet flooring, ceiling light, radiator and double glazed window to front elevation.

### **Bathroom**

Board panels to walls, laminate flooring, ceiling light, towel rail radiator, L shaped bath with shower overhead, mirror with light and shelf, wash hand basin and storage, double glazed window to side.

### **Outside**

To the front of the property there is a driveway with parking for two/three vehicles. South/South West facing rear garden which incorporates a raised enclosed patio area which then leads to a lawned area with a variety of bushes and shrubs. The rear garden gives access to both sides of the property leading to the front elevation.

### **Garage**

Up and over door. Door to rear leading into utility

area. Part concrete and part carpet flooring. Wall mounted boiler. Storage in loft. Power and light.



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welcome to

## Forsythia Drive, Latchbrook SALTASH

- FIVE/SIX BEDROOM DETACHED HOME
- MASTER SUITE WITH DRESSING ROOM AND BATHROOM
- ENCLOSED REAR GARDEN
- INTEGRAL GARAGE & STORAGE
- UTILITY ROOM

Tenure: Freehold EPC Rating: D

offers in excess of

**£465,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SAS105631 - 0005

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