



**Barton Close, Landrake Saltash PL12 5BA**



**welcome to**

## **Barton Close, Landrake Saltash**

Fox and sons are proud to bring to market this beautiful three bedroom home which is modernised throughout to a very high standard and is an absolute credit to the owners. The home also has two single garages, off road parking for one car and south facing garden.



### Entrance Hall

To the entrance of the property the front door leads you through the property and to your left is the beautiful large lounge area, a second reception room and conservatory. The entrance hall also provides access to utility room and kitchen and downstairs W/C., radiator and ceiling light.

### Living Room

21' 10" x 13' 7" ( 6.65m x 4.14m )

As you enter the large living space the room has a large double glazed window to front which provides this 20ft lounge an array of light throughout the room. The living space is complete with gas fire, carpet, ceiling lights, and radiators. The living space has access to second reception room, conservatory and kitchen.

### Dining Room

18' 5" x 13' 10" ( 5.61m x 4.22m )

A multi- use room, currently being used as a dining area but can be used as any room to fulfil your requirements. The room has carpet flooring, ceiling light, radiator and double glazed window to the rear with views across the garden. The dining area also provides access to the garden and conservatory.

### Conservatory

17' 8" x 8' 5" ( 5.38m x 2.57m )

This conservatory can be accessed via the lounge and dining room which provides entry way to the south facing garden, Karndean flooring and UPVC window to rear and side with sliding door from dining room.

### Downstairs W/ C

Karndean flooring, part tiled walls, double glazed window to front aspect of the property, hand basin and W/C a perfect addition to the ground floor of the property.

### Kitchen

13' 9" x 11' 1" ( 4.19m x 3.38m )

The heart of the home and continuing the modernisation throughout to a very high standard

the kitchen is complete with wall and floor mounted units and beautiful worktops, 7 hob leisure range master cooker, two electric ovens, one conventional oven, one fan assisted and separate grill. The kitchen has vinyl flooring, double glazed window to rear, sink and drainer and wall mounted radiator. There is space for dining table and chairs and the kitchen provides access to the utility room and UPVC door to rear garden and to the front of the property via side gate.

### Utility Room

A great addition to the ground floor of the property which is accessed through the entrance hall and kitchen. Installed with floor based cabinets and space for washing machine and tumble dryer. This is a great area providing extra space away from the kitchen. The utility room has ceiling light, Karndean flooring, radiator and boiler.

### Landing

The landing space leads to all bedrooms and family bathroom. Carpets are fitted throughout this level and ceiling light.

### Master Bedroom

15' 11" x 10' 11" ( 4.85m x 3.33m )

The Beautiful Master bedroom, a place to relax and unwind. This room has beautiful fitted wardrobes and is immaculate throughout. The bedroom is complete with carpet flooring, large window to front aspect of the property, ceiling light and radiator.

### Bedroom Two

12' 2" x 11' 11" ( 3.71m x 3.63m )

Another great size bedroom, complete with carpet flooring double glazed window to front aspect of the property, built in storage, radiator and ceiling light

### Bedroom Three

8' 9" x 12' 5" ( 2.67m x 3.78m )

Bedroom three is another great double room within the property, laid with carpet and a double glazed window to rear aspect of the property overlooking the garden, built in storage, radiator and ceiling light.

### Bathroom

13' 8" x 6' 2" ( 4.17m x 1.88m )

To the upper level of the property houses the family bathroom finished to a very high standard that has been carried out throughout the home. The bathroom has tiled flooring, separate shower and large freestanding bath, hand basin with storage, wall mounted towel rail and W/C. There is also a two double glazed window to the rear aspect of the property, storage cupboard and floor to ceiling towel holder. Larger than average bathroom.

### Outside

To the front of the property there is off road parking for one car and plenty of on street parking. The property also have two single garages with up and over doors, power and lighting.

To the rear of the property is a south facing garden which has area laid to lawn, patio and two decking areas. The rear garden also has outbuilding which is currently being used as bar and another space for relaxing and entertaining.



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## **Barton Close, Landrake Saltash**

- DETACHED
- THREE BEDROOMS
- TWO GARAGES
- SOUTH FACING GARDEN
- SUMMERHOUSE

Tenure: Freehold EPC Rating: D

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SAS103719 - 0006

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