



**Hobbs Crescent, Saltash PL12 4JJ**



**welcome to**

## **Hobbs Crescent, Saltash**

A modern four-bedroom semi-detached home with a spacious kitchen/diner, downstairs WC, and family bathroom. Three double bedrooms, plus a fourth used as a dining room. Patio doors lead to the rear garden, and off-road parking for two cars.



### Entrance Hall

Laminate flooring. Boiler. Storage cupboard.  
Radiator. Ceiling light.

### Lounge

17' 4" x 13' 2" ( 5.28m x 4.01m )  
Rear double glazed window. Built in media wall and electric fire. Ceiling light. Wall radiator. Storage cupboard. UPVC doors to the patio and garden.

### Dining Room/ Bedroom Four

10' x 6' 3" ( 3.05m x 1.91m )  
Rear double glazed window. Laminate flooring.  
Ceiling light. Radiator.

### Kitchen

15' 7" x 16' 10" ( 4.75m x 5.13m )  
Two front double glazed windows. Kitchen island.  
Wall and base units with sink/drain. Part tiled walls.  
Wine rack. Space for American fridge freezer. Bosch Induction hob. Side and front double glazed windows. Built in microwave. Two Bosch electric ovens. Laminate flooring. Ceiling light. Radiator.

### Utility Room

3' 3" x 9' 3" ( 0.99m x 2.82m )  
Two side double glazed windows. Part tiled. Ceiling light. Tiled flooring. Space for washing machine and tumble dryer. Wash basin with storage. Wc. Heated towel rail.

### Master Bedroom

17' x 8' 5" ( 5.18m x 2.57m )  
Two front double glazed windows. Radiator. Ceiling light. Carpet.

### Bedroom Two

10' x 9' 6" ( 3.05m x 2.90m )  
Rear double glazed window. Radiator. Ceiling light.  
Carpet flooring.

### Bedroom Three

10' x 7' 2" ( 3.05m x 2.18m )  
Rear double glazed window. Radiator. Ceiling light.  
Carpet.

### Bathroom

Side double glazed window. Rainfall shower. Bath tub. Wash hand basin and storage. Wall mirror.  
Ceiling light. wc. Heated towel rail. Tiled throughout.

### Front Garden

Off road parking for two cars.

### Rear Garden

Enclosed garden with pergola, decked area and patio area. Bushes and shrubs.

### Loft Space.

Fully boarded with pull down loft ladder.



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## Hobbs Crescent, Saltash

- BEAUTIFULLY PRESENTED SEMI DETACHED HOME
- OFF ROAD PARKING FOR TWO CARS
- SPACIOUS KITCHEN/DINER
- MODERN DECOR THROUGHOUT
- DINING ROOM/FORTH BEDROOM

Tenure: Freehold EPC Rating: C

offers in excess of

**£325,000**



Please note the marker reflects the postcode not the actual property

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