



Warfelton Crescent, Saltash PL12 4ND

welcome to

Warfelton Crescent, Saltash

****NO ONWARD CHAIN**** Exceptional semi-detached home with 4-5 bedrooms and large living areas, including a games room with a bar. Features a spacious living room, flexible second reception, modern kitchen/breakfast room, conservatory/office, stylish bathroom, & master bedroom with en-suite.



Lounge

16' 3" max x 13' 2" max (4.95m max x 4.01m max)

Dining Room

13' x 10' 4" (3.96m x 3.15m)

Kitchen /Breakfast Room

16' 9" max x 12' 6" max (5.11m max x 3.81m max)

Utility Room**Games Room/Bar**

26' 9" max x 14' 1" max (8.15m max x 4.29m max)

Conservatory

6' 5" x 10' 2" (1.96m x 3.10m)

Bathroom

6' 10" x 7' 7" (2.08m x 2.31m)

Bedroom One

16' 1" max x 13' 2" max (4.90m max x 4.01m max)

En Suite**Bedroom Two**

15' 11" x 9' 2" max (4.85m x 2.79m max)

Bedroom Three

7' 2" x 10' 5" (2.18m x 3.17m)

Bedroom Four

10' 5" max x 5' 2" max (3.17m max x 1.57m max)



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- NO ONWARD CHAIN
- FOUR/FIVE BEDROOMS
- OPEN PLAN KITCHEN DINER
- MASTER EN SUITE
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SAS105776 - 0004

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