



**Edwards Crescent, Latchbrook Saltash PL12 4UG**

**welcome to**

## **Edwards Crescent, Latchbrook Saltash**

Discover this beautifully presented accommodation that offers an inviting blend of comfort and style. This home features four inviting bedrooms, including a master suite complete with its own en-suite shower room. Enjoy the benefits of double glazing throughout and a garage and driveway.



**Hallway**

Stairs to the first floor. Under stairs storage cupboard. Radiator.

**Lounge**

17' 6" x 10' 4" ( 5.33m x 3.15m )  
Side double glazed window. Decorative fireplace.  
UPVC french style doors to the conservatory.  
Radiator.

**Conservatory**

10' 8" x 10' 5" ( 3.25m x 3.17m )  
UPVC conservatory with french style doors to the rear garden.

**Kitchen /Diner**

16' 4" x 10' 8" ( 4.98m x 3.25m )  
Front and side double glazed windows. Wall and base units with sink/drainage and mixer tap. Tiled splashbacks. Built in eye level double electric oven, gas hob and extractor hood. Spaces for fridge freezer and dishwasher. Radiator. Space for dining table and chairs. UPVC door to the side of the house.

**Landing.**

linen cupboard. Loft access.

**Bedroom One**

10' 4" x 8' 3" ( 3.15m x 2.51m )  
Front double glazed window. Doorway to en suite.  
Radiator.

**En Suite Shower Room**

Front obscure double glazed window. Shower cubicle, wash hand basin and wc. Radiator. Part tiled walls.

**Bedroom Two**

10' 10" x 8' 5" ( 3.30m x 2.57m )  
Rear double glazed window.. Radiator.

**Bedroom Three**

9' 6" x 6' 11" ( 2.90m x 2.11m )  
Side double glazed window.. Radiator.

**Bedroom Four**

8' 8" x 7' 7" ( 2.64m x 2.31m )  
Rear double glazed window.. Radiator.

**Bathroom**

Front obscure double glazed window...Paneled bath tub with overhead shower. Low level wc, Pedestal wash hand basin. Radiator. Part tiled walls.

**Front Garden**

Gateway to the side and rear of the house. Mature flowers and shrubs.

**Rear Garden**

Laid to lawn with shrubs and bushes, Steps to paved patio area.

**Garage**

Garage to the side of the house with up and over door. Power supply and lighting. Space and plumbing for washing machine.

**Driveway**

driveway providing off road parking.



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## **Edwards Crescent, Latchbrook Saltash**

- LINKED DETACHED HOME
- GARAGE AND DRIVEWAY
- FOUR BEDROOMS
- REAR GARDEN
- DOWNSTAIRS W/C

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

**£395,000**



Please note the marker reflects the  
postcode not the actual property

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