



**Sunnybanks, Hatt Saltash PL12 6SA**

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## **Sunnybanks, Hatt Saltash**

This delightful detached bungalow in Hatt features two en suite bedrooms, a spacious open plan living area, a south facing garden and a driveway measuring at 41ft long. Perfect for those seeking modern comfort and tranquility in a beautiful setting. To book your viewing call us today! 01752 847151



### Front Elevation

To the front of the property is a garden designed to be low maintenance, with areas laid with stones, bushes and shrubs. There is also a 41ft driveway giving plenty of parking spaces. The driveway has a car port, helping your car stay clean and combines the property to the utility room in what used to be the garage, meaning you won't need to get wet in those winter months walking from one to the other.

### Entrance Hall

The entrance hall has been adapted to create a more spacious, bright opening. There is a double glazed window to the side, ceiling lights, radiator, carpet flooring, access to the opening plan living area, two bedrooms and airing cupboard.

### Lounge/Diner/Kitchen

22' 7" x 19' 3" ( 6.88m x 5.87m )  
Lounge Diner measuring 22'07 x 11'10 with the kitchen to the side measuring at 10'07 x 9'10.

The lounge diner has ceiling lights, double glazed windows to the front offering plenty of natural light, radiators and carpet flooring.

The Wren kitchen was fitted in 2022 and offers ceiling lights, double glazed window to the side, door to the side giving access to rear garden, 1 1/2 sink and drainer, wall mounted and floor based units, induction hob with extractor fan, integrated oven, dishwasher and fridge freezer, tiled flooring.

### Bedroom One

12' 1" x 10' 1" ( 3.68m x 3.07m )  
Ceiling light, double glazed window to rear, built in wardrobe, radiator, carpet flooring, door to en suite.

### En Suite

Ceiling light, double glazed window to side, jack and Jill sink, w/c, shower cubicle with waterfall shower unit, heated towel rail, tiled flooring.

### Bedroom Two

12' 7" x 10' 5" ( 3.84m x 3.17m )

Ceiling light, double glazed window to rear, radiator, carpet flooring, door to en suite.

### En Suite

Ceiling light, double glazed window to side, heated towel rail, w/c, wash hand basin, shower cubicle with waterfall shower, tiled flooring.

### Utility Area

16' 11" x 8' 8" ( 5.16m x 2.64m )  
This area used to be the garage however has been converted into a utility/store area. This room has wall mounted and floor based units, electrics and a stainless steel sink and drainer as well as a window to the rear and a door giving access to the rear garden.

### Rear Garden

A beautifully presented, tranquil rear garden. The garden is enclosed and has different areas throughout, there are areas laid with stone as well as patio areas perfect for soaking up the sunshine. There are steps down to a beautiful little area with a section of a stream flowing through. Bushes and shrubs throughout with an outdoor storage shed.



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## Sunnybanks, Hatt Saltash

- DETACHED BUNGALOW
- OPEN PLAN LIVING
- TWO EN SUITE SHOWER ROOMS
- 41 FT DRIVEWAY
- COUNCIL TAX BAND C

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£310,000**



Please note the marker reflects the postcode not the actual property

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**01752 847151**



[saltash@fox-and-sons.co.uk](mailto:saltash@fox-and-sons.co.uk)



20 Fore Street, SALTASH, Cornwall, PL12 6JL



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