



## 17 Barton Close

Landrake, Saltash, PL12 5BA

£475,000



Superbly-presented dormer bungalow with accommodation briefly comprising an entrance hall, lounge/dining room, fitted kitchen, 4 double bedrooms, 2 on each floor, one of the bedrooms is currently being used as a formal dining room & 2 fitted shower rooms. Driveway & garage. Beautifully-kept gardens. Double-glazing & central heating.





## BARTON CLOSE, LANDRAKE, PL12 5BA

### ACCOMMODATION

Front door with a window to the side opening into the entrance hall.

### ENTRANCE HALL 16'8 x 6'7 (5.08m x 2.01m)

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs cupboard.

### LOUNGE/DINING ROOM 21'10 x 13'10 (6.65m x 4.22m)

A generous dual aspect reception room with fitted blinds. Fireplace featuring a polished Portuguese limestone surround and hearth and a 'Living Flame' style gas fire.

### BEDROOM FOUR 11'11 x 11'10 (3.63m x 3.61m)

Currently used as a formal dining room. Window with fitted blind to the front elevation.

### KITCHEN 11'4 x 9'5 (3.45m x 2.87m)

Range of matching cabinets, work surfaces and tiled splash-backs. Breakfast bar. Inset stainless-steel one-&-a-half bowl single drainer sink unit with mixer tap. Built-in appliances include dishwasher, washing machine and fridge. Built-in NEFF oven and microwave. NEFF induction hob with a cooker hood above. Inset ceiling spotlights. Window with a fitted roller blind to the rear elevation with lovely views over the garden. Obscured glazed door leading to outside.

### BEDROOM TWO 11'10 to wardrobe rear x 10'10 (3.61m to wardrobe rear x 3.30m)

Built-in double wardrobes. Window to the rear elevation overlooking the garden.

### GROUND FLOOR SHOWER ROOM 9'2 x 5'5 (2.79m x 1.65m)

Superbly-fitted with a large walk-in shower with a fixed glass screen and a shower system with wall-mounted controls, wc and wall-mounted basin with drawer storage beneath. Fully-tiled walls. Tiled floor. Inset ceiling spotlights. Obscured window to the rear elevation.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Eaves storage access. Cupboard with slatted shelving.

### BEDROOM ONE 12'9 x 11'10 (3.89m x 3.61m)

Window with roller blind to the front elevation. Eaves cupboard with hanging rail.

### BEDROOM THREE 14' x 13'1 max dimensions (4.27m x 3.99m max dimensions)

Window with a fitted blind to the rear elevation overlooking the garden. Eaves cupboard with hanging rail. Further doorway providing access to the loft space which houses the gas boiler.

### FIRST FLOOR SHOWER ROOM 7'9 x 5'9 into shower (2.36m x 1.75m into shower)

Comprising a shower with an electric Triton shower system, pedestal basin and wc. Bathroom cabinet with mirror doors and lighting. Fully-tiled walls. Tiled floor. Obscured window with a fitted roller blind to the rear elevation. Inset ceiling spotlights.

### GARAGE 21'7 x 14' (6.58m x 4.27m)

Up-&-over door to the front elevation. Power and lighting. Gas and electric meters. Consumer unit.

### OUTSIDE

To the front, the property is approached via a driveway. There is an area laid to lawn plus a well-stocked shrub bed. A pathway leads around the side of the property, accessing the rear garden. The rear garden is laid to lawn together with shrub and flower borders. There is a brick-paved patio area adjacent to the rear of the property and at the top of the garden there is a further paved patio area.

### COUNCIL TAX

Cornwall County Council  
Council tax band D

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map

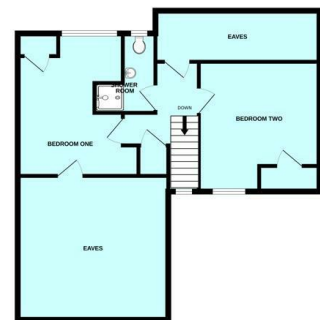


## Floor Plans

GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph

