

## Callington Road, Saltash, PL12 6LN

Guide Price £280,000

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Step inside to find a spacious, sun-drenched living room featuring an attractive bay window and characterful fireplace, creating a warm and inviting atmosphere. The room flows seamlessly into the dining room, providing an ideal space for entertaining and everyday family life. The modern fitted kitchen benefits from dual aspect windows, flooding the space with natural light and offering pleasant views over the garden. Upstairs, the property has three well-proportioned bedrooms. The family bathroom is well appointed with both bath and shower. A standout feature of this home is the huge basement, offering exceptional storage and utility space – perfect for keeping the rest of the house clutter-free. Outside, the property offers excellent off-road parking with a driveway accommodating multiple vehicles.

## Key Features

- Freehold - Council Tax Band B - EPC D
- Spacious Semi-Detached Home
- Three Well-Proportioned Bedrooms
- Living Room With Feature Fireplace & Bay Window
- Gorgeous Dining Room
- Modern Fitted Kitchen
- Generously Sized Family Bathroom
- Huge Basement
- Driveway Parking
- Quote BH0675 To Book Your Viewng

