



Hawkins Lea, Treledan, Saltash

Guide Price
£225,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Nestled in a quiet and sought-after position within the Treledan development, this spacious two-double-bedroom semi-detached home offers comfortable living with the added benefit of being chain-ready. Quote MK1420941 to view this property.

Upon entering, a welcoming entrance hall leads to a convenient downstairs WC with doorway leading directly into the Living & Kitchen Area. This large open plan space provides plenty of room for your soft furnishings and dining suite, the perfect social blend having a quality 'shaker' style kitchen fitted with the benefit of integrated appliances which includes a washing machine, dishwasher, fridge-freezer and single oven with electric hob.

The living area features glazed French doors opening directly to the garden, perfect for the summer months, and stairs rise to the first floor with a cupboard underneath for storage. LVT flooring has been fitted to the entrance hall and living area, ideal for a busy household and pets.

On the first floor you will find two double bedrooms leading off the landing, both of the bedrooms feature quality built in wardrobes. There is a family bathroom with shower fitted over the bath also leading off the landing.

Outside, the rear garden is fully enclosed by panelled fencing, perfect for young children and pets, and it has been landscaped with a large patio leading directly off the French doors which leads to the remaining garden which is laid to lawn. A gateway provides access to the front of the house via a pathway. At the front, you will find a parking hardstand for two cars side by side.

The property is registered in Council Tax Band B and holds an EPC rating of 83B. There is an estate charge of c£250PA. The home benefits from gas central heating and double glazing throughout, ensuring warmth and efficiency. Quote MK1420941 to view this property.

Entrance Hall

Downstairs WC

Kitchen Area - 3.03m x 2.78m (9'11" x 9'1")

Living Area - 4.1m x 3.93m (13'5" x 12'10")

First Floor Landing

Bedroom 1 - 3.93m x 2.41m (12'10" x 7'10")

Bedroom 2 - 3.93m x 2.74m (12'10" x 8'11") Inc Wardrobes

Bathroom

Outside - Parking for 2 Cars







 **MARK KEANE**
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