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Freehold : Council Tax Band C
EPC Rating TBC

Hawthorns, Saltash

BELVOIR!

Guide price £270,000



Key Features

- > Three Bedroom Semi-Detached Family Home
- > Superb One/Two Bedroom Annex
- > Ideal For Multi-Generational Living
- > Two Separate Annex Entrances
- > Contemporary Open-Plan Kitchen/Diner

FANTASTIC ANNEX - PERFECT FOR MULTI-GENERATIONAL LIVING!

A wonderful opportunity to purchase this spacious three-bedroom semi-detached family home, complete with a versatile one/two-bedroom annex created from an extended garage. With its own separate entrances and ensuite facilities, the annex is ideal for multi-generational living, older children seeking independence, guests, or those looking to create a home office or business space. To the front of the property is a recently laid brick-paved driveway providing off-road parking, together with a pretty front garden and side access. Inside, the welcoming entrance hallway leads to a comfortable living room featuring a fireplace, while the heart of the home is the contemporary dual-aspect open-plan kitchen/dining room, fitted with a range of integrated appliances and attractive wood-effect flooring.

Upstairs, there are two generous double bedrooms, including a principal bedroom with fitted and built-in storage, a second double bedroom enjoying lovely views, a well-proportioned third bedroom and a modern family bathroom.



The property also benefits from double glazing and gas central heating throughout.

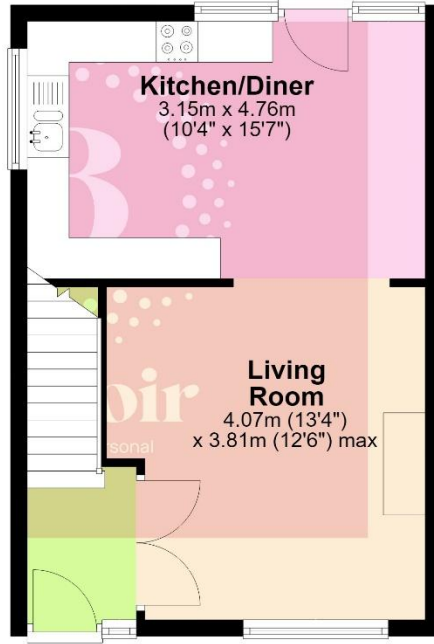
The annex is a superb addition and offers exceptional flexibility. The front section comprises a generous dual-aspect double bedroom with its own private entrance, leading through to an en-suite shower room with shower cubicle, WC and wash hand basin. Beyond this is a further versatile room that could be used as a reception room, second bedroom, home office or, subject to any necessary works, a kitchenette to create a more self-contained living space.

Outside, the enclosed three-tier rear garden is a real highlight. It features a generous lawn, a middle patio with a garden shed, and an upper patio sheltered beneath a large glazed lean-to, creating a fantastic space for outdoor dining, entertaining or simply relaxing in all weathers. The property is conveniently situated within walking distance of local schools, bus routes and a convenience store, making it an excellent choice for growing families.

Saltash is a thriving Cornish town situated on the banks of the River Tamar, often referred to as the "Gateway to Cornwall" thanks to its excellent transport links to Plymouth and beyond. The town offers a superb range of everyday amenities including supermarkets, independent shops, cafes, restaurants, public houses, healthcare facilities and highly regarded primary and secondary schools. The picturesque waterfront provides beautiful riverside walks and stunning views of the iconic Tamar and Brunel Bridges, while nearby countryside and coastal destinations offer endless opportunities for outdoor recreation. Saltash also benefits from a mainline railway station and easy access to the A38, making it a popular choice for commuters seeking the perfect balance between town convenience and Cornish lifestyle. Combining a strong community atmosphere, excellent local facilities and convenient transport connections, Saltash continues to be one of South East Cornwall's most sought-after places to live.

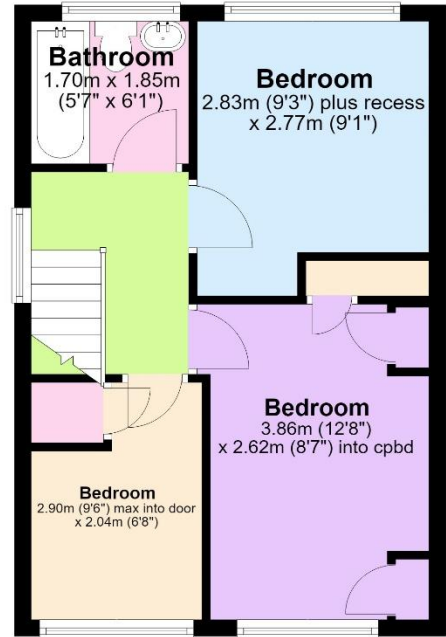
Ground Floor

Approx. 56.2 sq. metres (605.2 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.4 sq. feet)



Total area: approx. 90.9 sq. metres (978.6 sq. feet)



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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