



3 Thorn Lane, Lower Burraton, PL12 4JN

Saltash

£245,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Located in Lower Burraton this lovely family home has been well maintained and modernised over the years by the current owner and enjoys a peaceful setting with gardens to the front and rear plus enjoys distant views across the surrounding area. On entering the property, a useful porch provides plenty of room for coat and shoe storage, with a doorway leading into the main living area, the lounge has a large window to the front southerly aspect allowing plenty of light into the room and is finished with stripped wooden flooring and a feature fireplace.

The lounge is open plan to the modern kitchen-diner, here you will find a fitted kitchen hosting a range of cabinets finished with 'Shaker' style cabinets and wood effect worktops, there is an integrated dishwasher and electric oven with gas hob and extractor over. With quality parquet style flooring, there is plenty of room for your dining suite and sliding doors open directly to the garden. A useful understairs cupboard provides additional storage, and the room is very private overlooking the garden.

On the first floor the large gallery landing which features a window to the side aspect leads to the three bedrooms and family bathroom. The two larger bedrooms both benefit from a fitted cupboard, and you will find views of the surrounding area to the front bedrooms, whilst the rear bedrooms maintains a private outlook across the garden. The family bathroom is fitted with a white suite with shower over bath and finished with 'Metro' style tiling and sink cabinet.

Outside, the front of the property is approached by a pathway through the front garden which is enclosed by hedging and shrubs with a small lawn area. A Pathway leads to the side of the property and to the rear garden also, perfect for easy access to the rear of the house. The rear garden is enclosed and features a mixture of lawn and terracing, but its key feature is it's garden studio which offer the perfect place to either work from home or as a garden room, being fully insulated and with power and lighting it really is a smart feature to the house.

Directly outside the property you will find on street parking, however this property also has the advantage of a single garage with parking hardstand located towards the rear of the house just a few steps away.

The property is fitted with gas central heating and upvc framed double glazing, and holds and EPC rating of 71C and is registered in Council Tax Band C. Quote MK1338368 to view this property.

- **Entrance Porch**
- **Lounge** - 5.25m x 4.61m (17'2" x 15'1") Max
- **Kitchen/Diner** - 5.24m x 3.01m (17'2" x 9'10")
- **First Floor Landing**
- **Bedroom 1** - 3.64m x 3.28m (11'11" x 10'9")
- **Bedroom 2** - 3.46m x 2.62m (11'4" x 8'7")
- **Bedroom 3** - 2.47m x 1.9m (8'1" x 6'2")
- **Bathroom**
- **Outside - Garden Studio**
- **Outside - Garage In Block**







 **MARK KEANE**
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