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**Freehold : Council Tax Band E
EPC Rating B**

Two Hills Park, Latchbrook, Saltash

BELVOIR!

Guide price £500,000



Key Features

- > Highly sought-after Two Hills Park location
- > Substantial four-bedroom detached family home
- > Stunning far-reaching countryside views
- > Fantastic 20ft lounge with wood-burning stove
- > Dining room, conservatory & separate breakfast room

A substantial and beautifully positioned four-bedroom detached family home, situated within the highly sought-after Two Hills Park in Latchbrook and enjoying wonderful far-reaching countryside views!

This impressive executive-style property offers an abundance of flexible living space arranged over three levels, making it an ideal home for a growing family.

One of the real highlights is the fantastic 20ft lounge, featuring a cosy wood-burning stove and patio doors opening onto a Juliette balcony, perfectly positioned to take advantage of the glorious countryside outlook.



The generous living accommodation continues with a separate dining room leading into a lovely conservatory overlooking the garden and surrounding countryside, while the fitted kitchen opens into a useful breakfast room with direct access to the double garage.

There are four well-proportioned bedrooms, including a spacious master bedroom with fitted wardrobes, en-suite shower room and delightful views. A family bathroom and an additional separate shower room provide plenty of practicality for busy family life.

Outside, the property occupies an attractive plot with established gardens extending to the front, side and rear. The rear garden offers a combination of lawn, patio and seating areas, providing plenty of space for entertaining, al fresco dining or simply relaxing and enjoying the beautiful open countryside beyond.

A large brick-paved driveway provides ample off-road parking and leads to a double garage with utility facilities, EV charging point and useful loft storage.

Further benefits include owned solar panels, a gas boiler installed in 2023, gas central heating, double glazing and an excellent EPC rating of B.



Two Hills Park is regarded as one of Latchbrook's most desirable residential locations, combining a peaceful setting with excellent accessibility. Saltash town centre offers a wide range of shops and amenities, together with a leisure centre and railway station, while popular local schools and regular bus services are also within easy reach. The nearby A38 provides convenient access into Plymouth and across Cornwall.

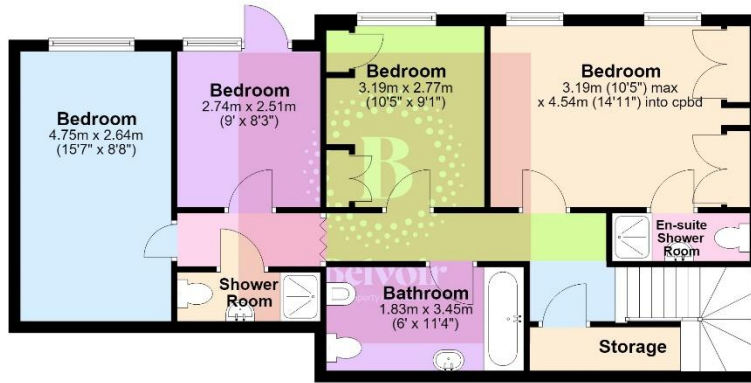
A superb and incredibly versatile family home in a fantastic position, with generous accommodation, beautiful gardens and countryside views - viewing is highly recommended!



Saltash is a picturesque town that lies just across the River Tamar from Plymouth and is often referred to as the "Gateway to Cornwall". The town centre itself provides many shops and the doctors, dentists, library and leisure centre are all close by. There are four primary schools and a secondary school, along with a local health centre and many places of worship. South East Cornwall boasts many waterside villages such as St Germans and Cargreen, all within easy commuting distance to Saltash and the City of Plymouth. Saltash is a busy and thriving town, with great transport links into Cornwall and along the A38 corridor.

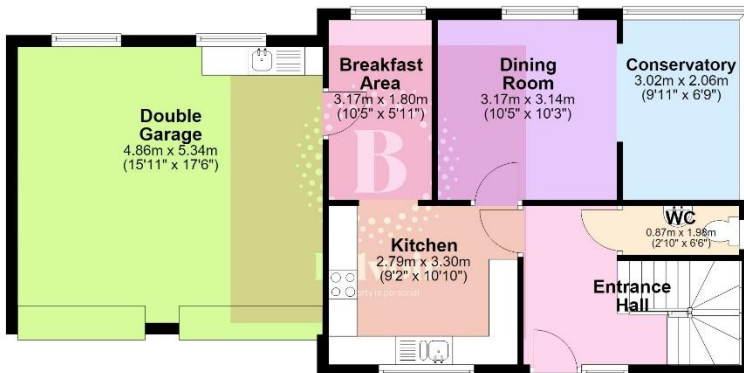
Lower Ground Floor

Approx. 70.3 sq. metres (756.5 sq. feet)



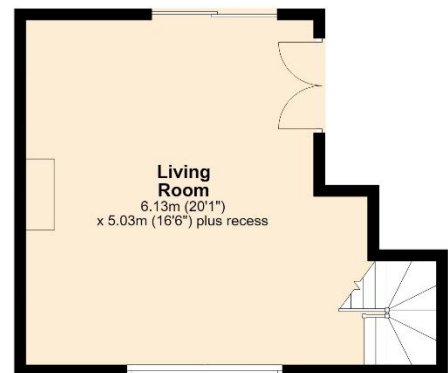
Ground Floor

Approx. 69.6 sq. metres (749.3 sq. feet)

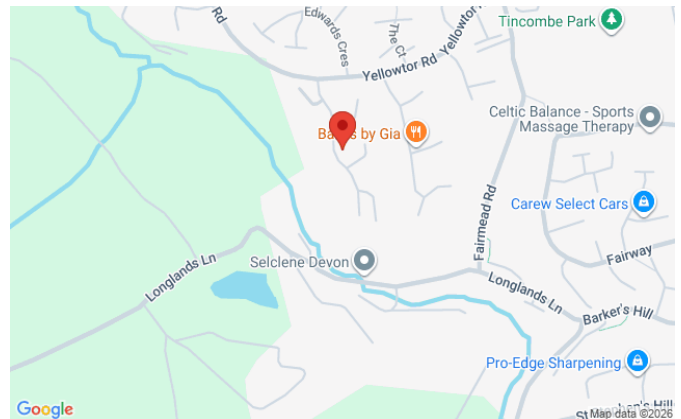
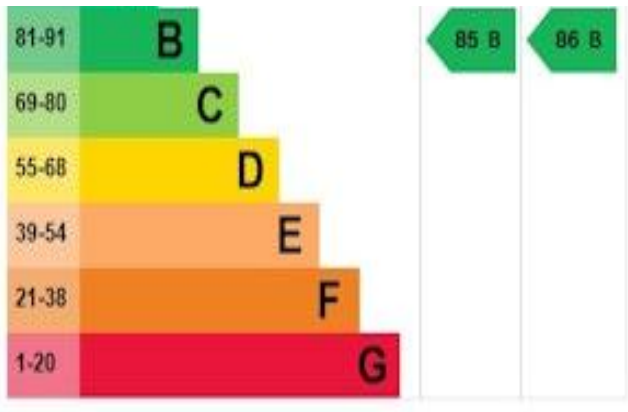


First Floor

Approx. 35.5 sq. metres (381.8 sq. feet)



Total area: approx. 175.4 sq. metres (1887.6 sq. feet)



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