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

Hearl Road, Latchbrook, Saltash

BELVOIR!

Guide price £550,000



Key Features

- > Stunning four bedroom detached family home
- > Sought-after cul-de-sac location in Latchbrook
- > Superb open-plan kitchen, dining room & sun room
- > Home study/potential fifth bedroom
- > Luxury en-suite & family bathroom with underfloor heating

Rarely does a home combine such exceptional presentation, generous family living and outstanding outdoor entertaining quite so effortlessly. Occupying an enviable position within one of Latchbrook's most sought-after cul-de-sacs, this magnificent four-bedroom detached residence has been thoughtfully upgraded to an impeccable standard and offers everything a growing family could wish for.

From the moment you arrive, the pride of ownership is immediately apparent, with a substantial resin driveway providing parking for numerous family vehicles, a motorhome or even a small boat, together with a detached double garage featuring a heated tiled floor and a versatile converted loft space.



Stepping inside, you are welcomed by an impressive entrance hallway with contemporary glass balustrading, setting the tone for the stylish accommodation beyond. The elegant living room provides a wonderful space to relax, complete with a modern gas fire, recessed television area and attractive sliding wooden doors opening into the formal dining room, allowing the space to flow beautifully for entertaining. There is also a separate home study, offering excellent flexibility as a home office or potential fifth bedroom, together with a convenient downstairs cloakroom.

Undoubtedly the heart of this exceptional home is the stunning open-plan kitchen, dining and sun room. Designed with both family life and entertaining in mind, this spectacular space is flooded with natural light and features a high-quality contemporary kitchen with Bosch integrated appliances, a breakfast bar, Quooker instant boiling water tap and beautiful wooden flooring that continues throughout the ground floor. A separate utility room provides additional practicality with direct access to the garden.

Upstairs, the quality continues throughout. The superb principal bedroom benefits from fitted wardrobes and a luxurious en-suite shower room complete with underfloor heating. A second generous double bedroom also enjoys built-in wardrobes, whilst two further well-proportioned bedrooms offer excellent storage. Completing the first floor is a truly stunning family bathroom, beautifully appointed and enhanced by the comfort of underfloor heating.



Outside, the rear garden has been designed to create an outstanding lifestyle experience. The unique, fully functioning heated outdoor kitchen and seating area provide the perfect setting for year-round entertaining, while the level artificial lawn offers a safe and low-maintenance space for children and pets to enjoy. A raised seating terrace creates a peaceful spot to unwind with family and friends during the warmer months.

Further benefits include double glazing, gas central heating, a comprehensive CCTV system covering both the front and rear of the property, and a burglar alarm for added peace of mind. Ideally situated within easy walking distance of local schools, shops, bus routes and the popular Latchbrook Leat dog walks, the property also offers swift access to both the A38 and A388, making commuting into Plymouth and beyond remarkably convenient.

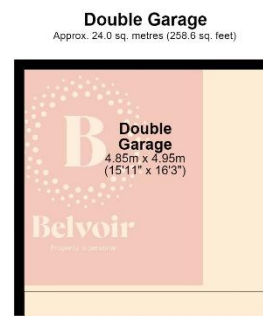
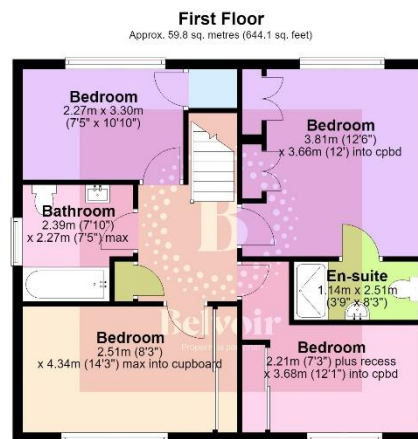
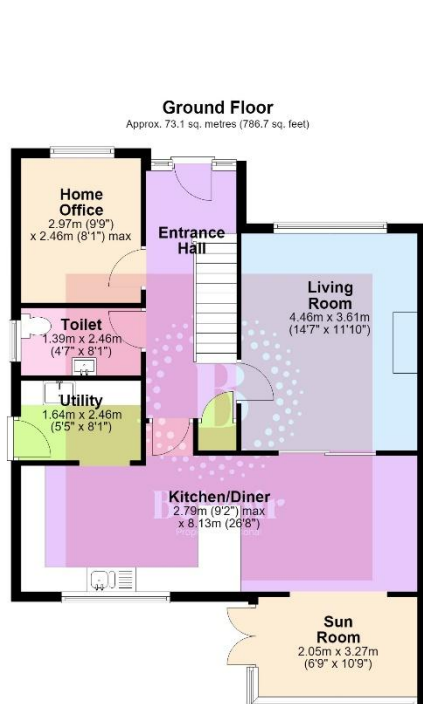
This is a truly exceptional family home where every detail has been carefully considered, offering luxurious accommodation, outstanding entertaining space and an enviable location that is certain to impress even the most discerning of buyers.



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.



Total area: approx. 157.0 sq. metres (1689.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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