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Coombe Drive
Cargreen SALTASH



Property Description

A beautifully presented four-bedroom detached family home offering spacious and versatile accommodation in a desirable residential location.

At the heart of the home is a stylish kitchen/breakfast room featuring a central island, extensive storage and integrated appliances including a fridge/freezer, complemented by a separate utility room. The impressive open-plan lounge, dining and family room provides the perfect space for modern family living, enhanced by an exposed brick feature wall and wood-burning stove. A separate sitting room with skylight and balcony offers a bright additional reception space.

The principal bedroom benefits from an en-suite shower room, while three further bedrooms are served by a well-appointed ground floor family bathroom with tiled flooring and a heated towel rail. Oak internal doors throughout add a quality finish.

Further benefits include an air source heat pump installed in 2023 (with the remainder of a five-year guarantee), solar panels, driveway parking for several vehicles and an integral garage with an electric roller door.

Externally, the landscaped rear garden features Chinese slate terraces, raised vegetable beds, a pergola-covered seating area, greenhouse and summerhouse, providing excellent space for outdoor entertaining. The garden furniture is included within the sale.

A superb family home combining generous accommodation, quality finishes, energy-efficient features and attractive outdoor space.

Ground Floor

Front Of House

An attractive and well-presented detached residence offering excellent kerb appeal, featuring a spacious block-paved driveway providing off-road parking for multiple vehicles and access to an integral garage with roller shutter door. The property is set behind a neatly maintained frontage with established shrubs, mature planting and hedgerow boundaries, creating a welcoming and private approach. The contemporary front entrance door, complete with glazed inset panels, sits beneath a pitched tiled roof, while the rendered façade and modern styling contribute to the home's clean and inviting appearance. The property further benefits from roof-mounted solar panels, enhancing its energy efficiency credentials.

Kitchen/Dining Room

21' 7" x 20' 9" (6.58m x 6.32m)

A beautifully appointed and contemporary kitchen/breakfast room, thoughtfully designed to combine style and practicality. Fitted with an extensive range of high-gloss cream wall and base units complemented by contrasting dark wood-effect cabinetry and granite-effect work surfaces, the kitchen offers an abundance of storage and preparation space.

A central island provides additional workspace, integrated storage and an informal breakfast seating area, creating an ideal hub for both everyday family living and entertaining. Integrated appliances include a

fridge/freezer, double electric oven, microwave and extractor hood, while recessed ceiling spotlights and tiled flooring enhance the modern finish throughout. A contemporary vertical radiator complements the stylish décor, and the continuation of the tiled flooring creates a seamless flow throughout the space.

The room enjoys a bright and spacious feel, with ample space for dining and direct access to the adjoining living accommodation, making it perfectly suited to modern open-plan lifestyles.

A superbly presented kitchen/breakfast room offering high-quality fittings, integrated appliances and an excellent layout for modern family living and entertaining.

Lounge

19' 7" x 11' 4" (5.97m x 3.45m)

A superb open-plan living space offering a seamless blend of comfort, character and versatility, ideally suited to modern family living and entertaining. The accommodation flows effortlessly between the lounge, dining and family areas, creating a bright and sociable environment throughout.

The family room is a particular feature of the home, centred around an attractive exposed brick feature wall and a contemporary freestanding wood-burning stove set on a raised hearth with useful log storage beneath. A large picture window overlooks the garden, flooding the room with natural light and enhancing the welcoming atmosphere.

The adjoining lounge and dining area enjoys generous proportions, providing ample space for both relaxation and formal dining. Full-height glazed French doors and additional windows create a wonderfully bright aspect while offering direct access to the rear garden, making the space perfect for indoor-outdoor living during the warmer months.

Stylish tiled flooring extends throughout, while the split-level design subtly defines each area without compromising the excellent flow of the accommodation. Altogether, this impressive open-plan living space provides a flexible setting for everyday family life, entertaining guests and relaxing in comfort.

Utility Room

8' 10" x 8' 4" (2.69m x 2.54m)

A practical and well-designed utility room providing excellent additional workspace and storage, ideal for supporting the demands of modern family living. Fitted with a range of matching base units and work surfaces, the room incorporates a sink and drainer beneath a large obscured window, allowing plenty of natural light while maintaining privacy.

There is dedicated space and plumbing for laundry appliances, together with further room for freestanding white goods. The utility room offers a convenient area for household tasks, helping to keep the main kitchen free from everyday clutter.

W.C

Modern white two-piece suite comprising a low-level WC and contemporary wall-mounted wash hand basin with chrome mixer tap. The space is finished in a light, neutral décor, creating a bright and airy feel throughout.

A large obscured-glass window allows for excellent natural light while maintaining privacy, complemented by tiled splashbacks and practical window sill ledge. This convenient guest facility is ideally positioned to serve the ground floor accommodation.

Bedroom 2

13' x 12' (3.96m x 3.66m)

A generously proportioned double bedroom, beautifully presented in a neutral colour

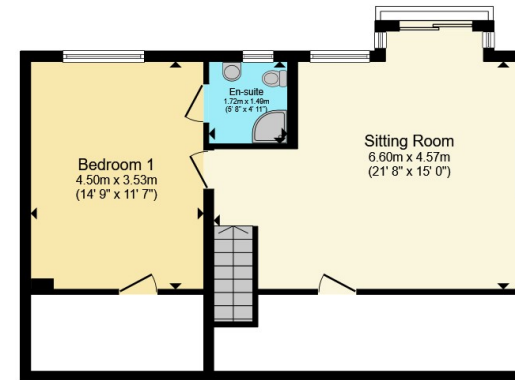








Ground Floor



First Floor

Total floor area 182.9 m² (1,969 sq.ft.) approx

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