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

**Geffery Close, Saltash**

**BELVOIR!**

**Guide price £290,000**





## Key Features

- > Three-bedroom semi in popular Landrake cul-de-sac
- > Walking distance to Sir Robert Gefferys School
- > Contemporary kitchen/diner with island
- > Cosy living room with feature fireplace
- > Downstairs toilet and inner hallway

A beautifully presented three-bedroom semi-detached home, perfectly tucked away in a popular cul-de-sac in the highly sought-after village of Landrake, Cornwall. This gorgeous property has been stylishly finished throughout and is just a short walk from the outstanding Sir Robert Gefferys School, making it an ideal choice for families.

From the moment you step inside, the welcoming entrance hallway sets the tone. The stunning contemporary kitchen/diner is a real showstopper, complete with a central island, sleek integrated appliances and plenty of space for entertaining family and friends. The warm and inviting living room offers a cosy feature fireplace, while the attractive inner hallway with access to the garden and a handy downstairs toilet add superb practicality.





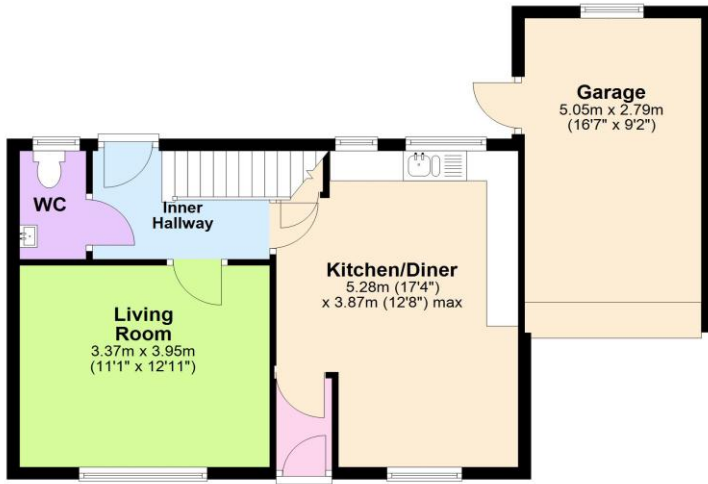
Upstairs, the spacious master bedroom is flooded with natural light, joined by a second generous double and a good-sized single room. The bright landing offers useful storage, and the stylish family bathroom adds a real touch of luxury with its modern finish.

Outside, the kerb appeal is clear with a well-kept and pretty front garden. The rear garden is a fantastic space, offering a level layout with gravel, artificial grass, patio and decking areas — perfect for relaxing, entertaining or enjoying al fresco dining. The raised decking is a standout feature, providing the ideal spot to unwind. There is direct access to the garage from the garden and a side gate to the front. Additional benefits include a driveway with the potential to extend, gas central heating and double glazing.

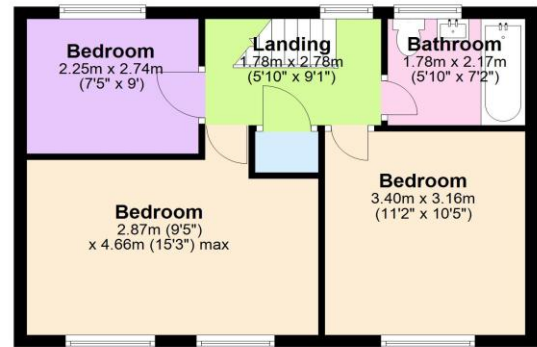
A superb home in a wonderful village location — early viewings are strongly recommended!

Landrake is a sought after village only 4 miles from Saltash and easily commutable to Plymouth. The village boasts a superb primary school, pub, village hall, church and shop. Bus services, Rural countryside abounds with lovely walks.

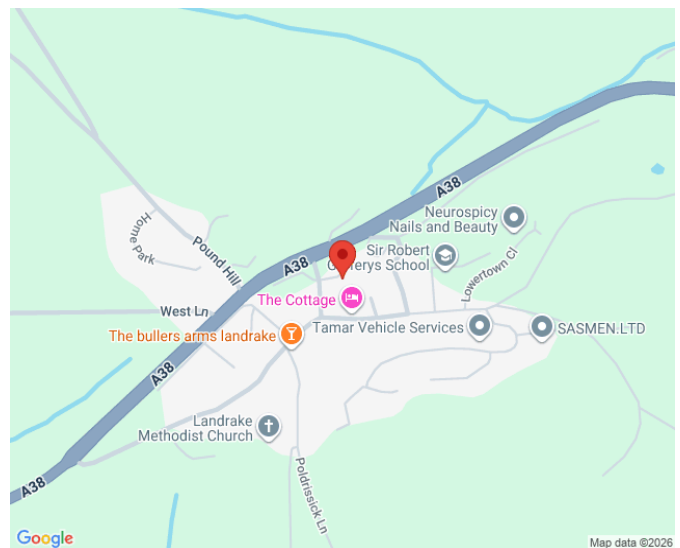
**Ground Floor**  
Approx. 55.9 sq. metres (601.7 sq. feet)



**First Floor**  
Approx. 41.6 sq. metres (447.9 sq. feet)



Total area: approx. 97.5 sq. metres (1049.6 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.

Contact us today to arrange a viewing...

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