



Rogers Drive, Saltash, PL12 6JP

Saltash

£271,250

Bedrooms: 3 | Bathrooms: 2 | Receptions: 2

Located in Rogers Drive, this detached property is well situated for access in and out of Saltash and enjoys a pleasant outlook of the surrounding area from many of its rooms. On entering the property, you are greeted by a reception hallway which leads also to the ground floor wc, and through into the living area of the property.

The Lounge is a large room offering plenty of space for your soft furnishings, with a window to the front aspect and stairs leading to the first floor. A doorway opens to the Kitchen-Diner where you will find a range of modern fitted cabinets with worktops over and integrated appliances which include a Bosch oven plus combi microwave, dishwasher and induction hob with extractor fan over. There is a large cupboard under the stairs also, and a door leads to the conservatory, another room which could be used as a work from home office, hobbies room or reception.

On the first floor there are three bedrooms, with the master bedroom featuring a private shower ensuite with wc also, plus the family bathroom which leads off the gallery landing. There is also an airing cupboard, and the landing benefits from a window to the side aspect also, with hatch giving access to the loft space.

Outside, at the front a good length driveway which will accommodate 2 cars leads to the single garage, with metal up & over door and courtesy door to the rear garden also. The garden has been landscaped into two areas, with a part paved terrace running across the rear of the house, steps then lead up to the remaining garden which has been laid to artificial lawn for low maintenance. The garden enjoys a westerly aspect, perfect for the afternoon sun and summer months for outdoor living.

Fitted with gas central heating and double glazing, we currently await the results of a new EPC. The property is registered in Council Tax Band C. Quote MK1232844 to view this property.

Entrance Hall

Downstairs WC

Lounge - 5.36m x 4.38m (17'7" x 14'4")

Kitchen/Diner - 4.4m x 2.73m (14'5" x 8'11")

Conservatory - 3.55m x 2.01m (11'7" x 6'7")

First Floor Landing

Bedroom 1 - 4.04m x 2.53m (13'3" x 8'3") Max

Ensuite Shower Room

Bedroom 2 - 3.21m x 2.54m (10'6" x 8'4")

Bedroom 3 - 2.64m x 1.76m (8'7" x 5'9")

Family Bathroom

Outside - Single Garage - 5.2m x 2.54m (17'0" x 8'4")







 **MARK KEANE**
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