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

**St Stephens Road, Saltash**

**BELVOIR!**

**Offers over £400,000**



## Key Features

- > Detached 4/5 Bedroom Dormer
- > Completely Renovated
- > Off Road Parking
- > En-Suite Master Bedroom On Ground Floor
- > Stunning Lounge/Kitchen/Diner

Renovated to an exceptional standard, this stunning detached home offers an abundance of beautifully presented living space, combining contemporary open-plan living with stylish interiors throughout. Conveniently situated just a short, level walk from Saltash town centre, the property is offered for sale with NO ONWARD CHAIN.

Bright, spacious and impeccably finished, the accommodation is perfectly suited to modern family life and benefits from a versatile additional reception room which could be used as a study, playroom or fifth bedroom.

Outside, there are attractive front gardens, off-road parking with provision for an electric vehicle charging point, and a delightful enclosed rear garden featuring both lawn and patio areas.



The heart of the home is the impressive open-plan lounge, kitchen and dining area, enhanced by two attractive bay windows and French doors opening onto the rear garden. Further accommodation includes a separate utility room, downstairs cloakroom/WC, and a generous ground floor master bedroom complete with a contemporary en-suite shower room.

Upstairs are three further well-proportioned bedrooms, a superb modern family bathroom and a versatile playroom or nursery.

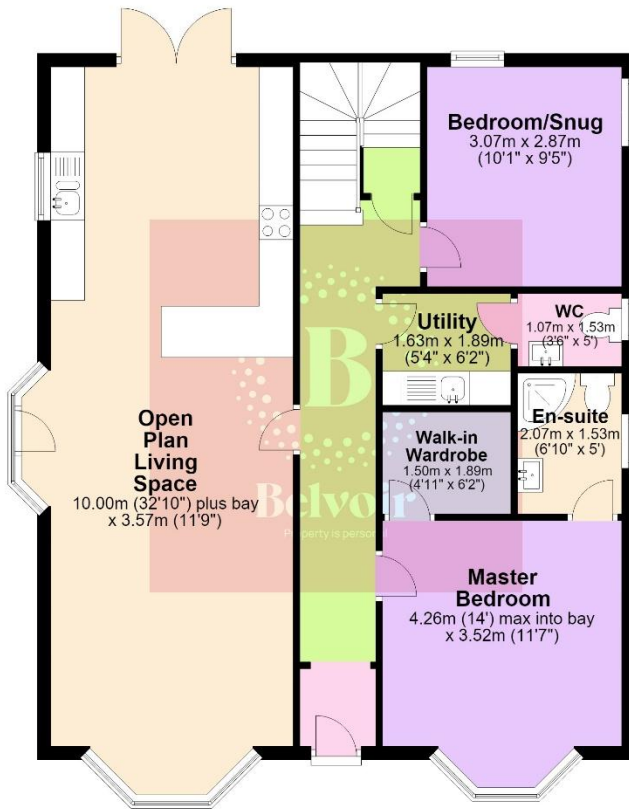
Additional benefits include gas central heating, double glazing and high-quality finishes throughout. Offering a rare combination of space, flexibility and impeccable presentation, this outstanding home is truly one of a kind and must be viewed to be fully appreciated.

Call today to arrange your viewing.

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.

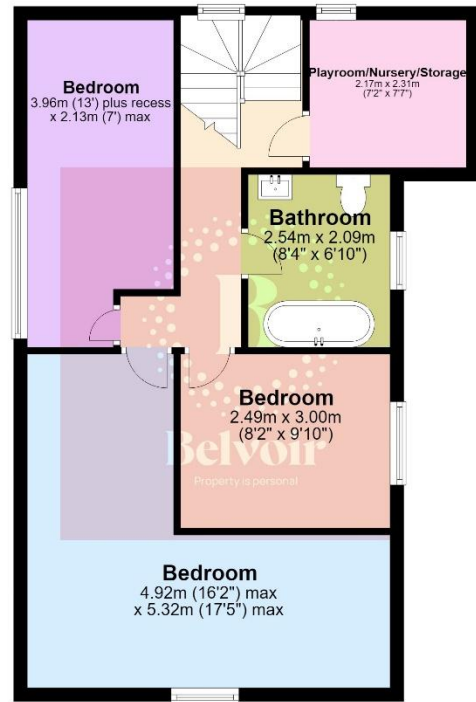
## Ground Floor

Approx. 84.5 sq. metres (909.8 sq. feet)



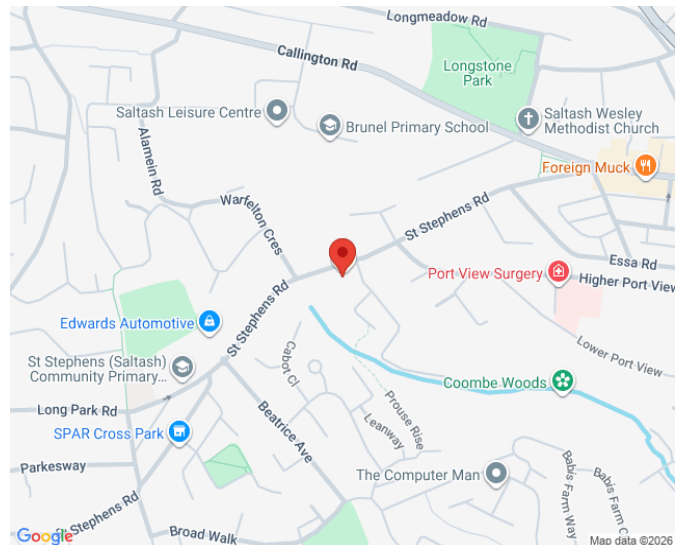
## First Floor

Approx. 54.8 sq. metres (590.0 sq. feet)



Total area: approx. 139.3 sq. metres (1499.8 sq. feet)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 77 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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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