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

**Green Meadow Close, Carkeel, Saltash**

**BELVOIR!**

**Guide price £315,000**



## Key Features

- > Immaculate end-terrace home built in 2022
- > Desirable cul-de-sac position on the Treledan development
- > Bright dual-aspect living room filled with natural light
- > Stylish modern kitchen/diner with integrated appliances
- > Patio doors opening onto the private rear garden

Tucked away at the end of a quiet cul-de-sac within the highly sought-after Treledan development, this beautifully presented end-terrace home enjoys a generous corner plot, offering a wonderful sense of privacy and space. Built in 2022, the property provides stylish, contemporary accommodation arranged over two well-designed floors, perfectly suited to modern living.

A bright and welcoming entrance hall sets the tone as you step inside, leading through to the spacious living room. With dual-aspect windows allowing plenty of natural light to pour in, this inviting space offers ample room for both relaxing and entertaining.

The impressive kitchen/diner forms the true heart of the home. Featuring sleek, modern cabinetry and integrated appliances, this superb space has been thoughtfully designed to create a seamless flow between cooking and dining areas. Patio doors open directly onto the rear garden, creating an easy connection between indoor and outdoor living during the warmer months.



A useful utility room, accessed from the kitchen, provides additional storage and laundry space, helping keep the main living areas organised and clutter-free. Completing the ground floor is a convenient cloakroom.

Upstairs, the master bedroom benefits from its own stylish en-suite shower room, while two further well-proportioned bedrooms are served by a modern family bathroom.

Outside, the private rear garden is mainly laid to lawn, offering a pleasant and low-maintenance outdoor space to enjoy. The property also benefits from multiple off-road parking spaces, providing practical parking for residents and visitors.

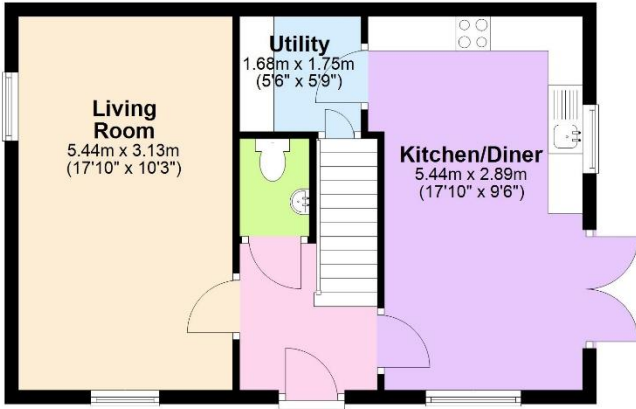
This fantastic home presents a wonderful opportunity to purchase a modern, low-maintenance property in a desirable development. Early viewing is highly recommended to fully appreciate all that is on offer.

Additional Information: The property benefits from the remainder of its NHBC warranty, offering added reassurance for prospective buyers. Energy-efficient features throughout the home also help to keep running costs economical.

Saltash town centre, with its range of shops, cafes and everyday services, is within easy reach, and nearby green spaces along the Tamar provide pleasant walking areas. Saltash railway station offers services towards Plymouth and beyond, with journeys to Plymouth typically taking around 10 minutes. Road links via the A38 give straightforward access further into Cornwall and towards Devon, making this home a practical choice for first-time buyers or investors looking in the area.

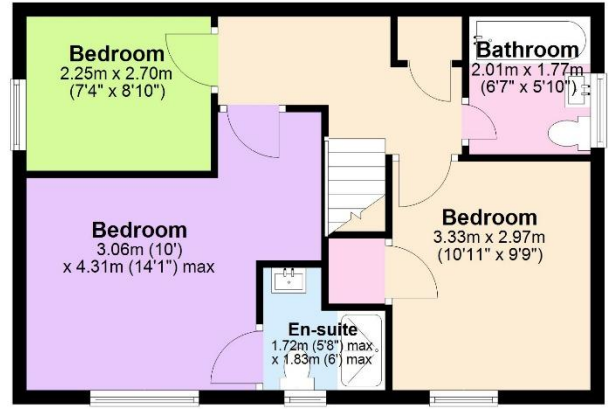
### Ground Floor

Approx. 44.7 sq. metres (481.1 sq. feet)



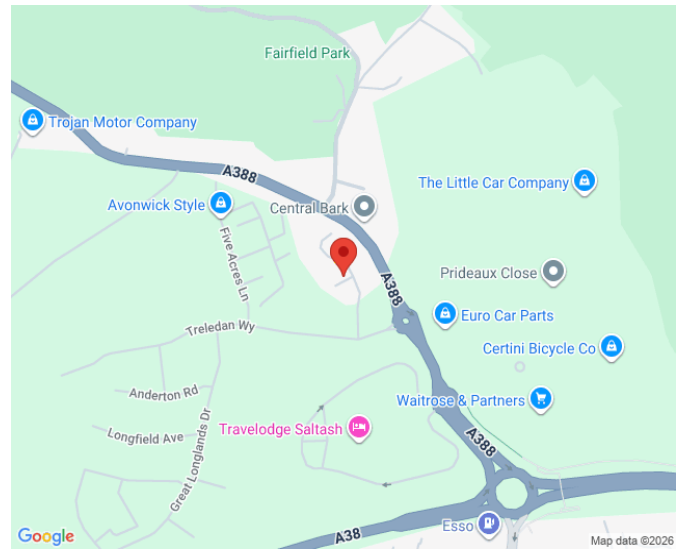
### First Floor

Approx. 44.9 sq. metres (483.2 sq. feet)



Total area: approx. 89.6 sq. metres (964.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	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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01752 850440