



56 Lower Saltram, Oreston, Plymouth, Devon, PL9 7PW

Price £400,000



A beautifully presented three double bedroom home offering stylish and versatile accommodation arranged over multiple levels, complemented by a contemporary kitchen, generous living spaces, principal bedroom with en-suite and an attractive enclosed rear garden.

Situated within the popular residential area of Oreston, this impressive home has been refurbished and is beautifully presented throughout, offering comfortable and practical family accommodation.

At the heart of the property is the stylish kitchen/diner, fitted with an excellent range of shaker-style cabinetry complemented by marble-effect work surfaces, a Belfast-style sink and contrasting central island. Open shelving and brass-toned fittings add warmth and character, while the generous proportions provide plenty of space for both everyday family life and entertaining, with French doors leading into the enclosed rear garden. Located on the first floor the lounge is beautifully presented with plantation-style shutters and an attractive feature fireplace and has views over Hooe Lake.

The split-level accommodation is arranged across the upper and lower levels and provides considerable versatility. There are three well-proportioned bedrooms, with the principal bedroom enjoying the added benefit of its own en-suite shower room. The remaining bedrooms offer excellent flexibility for family living, guests or home working.

The family bathroom has been beautifully finished, with marble-effect tiling, a bath with glazed shower screen and overhead shower, modern sanitaryware and complementary fittings. Additional WC facilities further enhance the practicality of the accommodation.

To the rear is an enclosed westerly facing garden, providing a private outdoor space for relaxing and entertaining. A paved patio immediately adjoining the house creates an ideal spot for outdoor seating and dining, opening onto an area of lawn with established planting and defined borders. To the front of the property there are two allocated parking spaces for private use.

Oreston is a popular and well-established waterside community within Plymouth, enjoying an enviable position overlooking the Cattewater and close to the River Plym. The area retains much of the charm and character of its historic village origins, with attractive older properties, a strong sense of community and a number of local amenities. Oreston Quay provides access to the water, including a public slipway, while the South West Coast Path offers scenic walks along the waterfront and surrounding countryside. There is also a local primary school and a selection of shops and everyday facilities, with the wider amenities of Plymouth and The Broadway close by. The combination of its waterside setting, local character and convenient access to Plymouth makes Oreston a highly desirable place to live.

Agent Note: The development is run by a management company the details of which should be confirmed by your solicitor. Management charges apply of approximately £225 per annum.



To view this property call Lang Town & Country Estate Agents on 01752 456000.

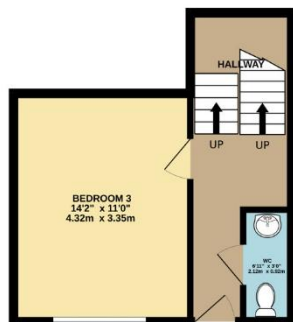
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SPLIT LOWER GROUND FLOOR
264 sq.ft. (24.5 sq.m.) approx.



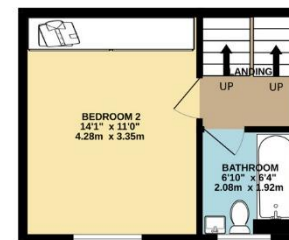
SPLIT GROUND FLOOR
276 sq.ft. (25.7 sq.m.) approx.



SPLIT 1ST FLOOR
263 sq.ft. (24.4 sq.m.) approx.



SPLIT 2ND FLOOR
240 sq.ft. (22.3 sq.m.) approx.



SPLIT 3RD FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 1311 sq.ft. (121.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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