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

Andrews Way, Hatt

BELVOIR!

£379,950



Key Features

- > Unique three bedroom detached bungalow
- > Wonderful corner plot with wrap-around gardens
- > Approximately 1,126 sq ft of accommodation
- > Spacious living room with log burner
- > Lovely kitchen/diner

*** A TRULY UNIQUE BUNGALOW ON A WONDERFUL CORNER PLOT! ***

Occupying a fantastic position within the popular Cornish village of Hatt, this beautifully presented **THREE BEDROOM** detached bungalow offers far more than first meets the eye! With an individual layout, generous accommodation and gorgeous wrap-around gardens, this is a home with real personality and one that has clearly been very well loved by its current owner.

At the heart of the property is a lovely kitchen/diner, providing plenty of space for both cooking and entertaining, while the spacious living room is wonderfully inviting and features a fabulous log burner - perfect for cosy evenings in. There are **THREE GOOD-SIZED BEDROOMS**, all with integral wardrobes, offering excellent flexibility for family, guests or those working from home, together with a stylish contemporary shower room and the added convenience of a separate WC.



One of the home's most unusual and practical features is the substantial entrance porch/utility area. Far more than simply somewhere to take off your shoes, this fantastic additional space provides utility facilities and direct access to the kitchen, rear garden and INTEGRAL GARAGE - making the everyday layout exceptionally useful.

Outside is where this lovely bungalow really comes into its own. Sitting proudly on a generous CORNER PLOT, the property is surrounded by established wrap-around gardens, with lawns, mature planting and a variety of secluded areas to sit and enjoy the sunshine. The rear garden in particular has a wonderfully private feel, with a paved seating area providing the perfect spot for morning coffee, summer entertaining or simply relaxing amongst the greenery.

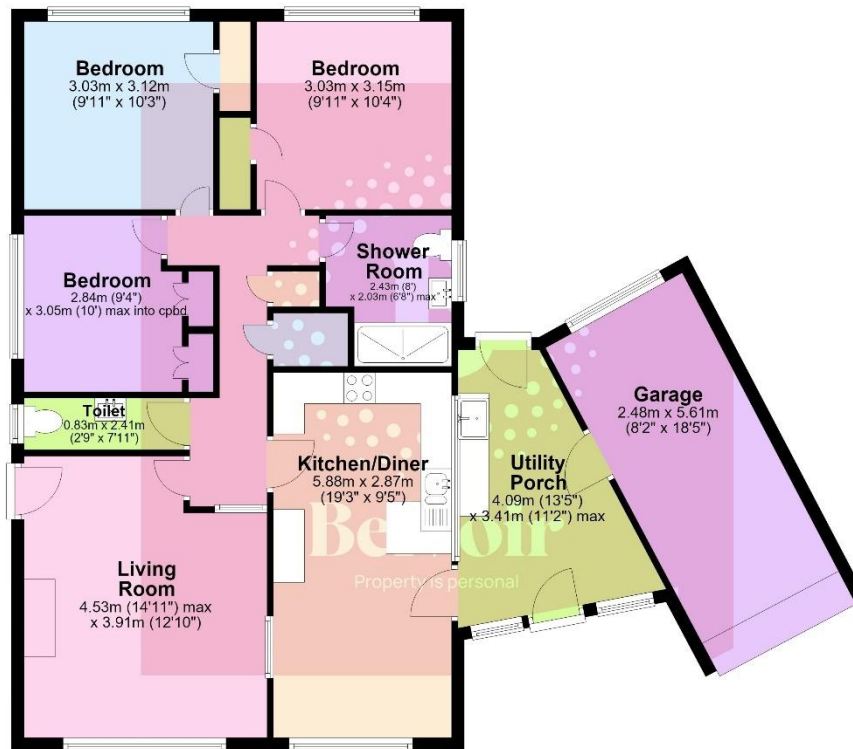
A driveway provides off-road parking and leads to the integral garage, while the attractive setting and abundance of outside space help give the property a sense of openness that is increasingly difficult to find.

Situated in the popular village of Hatt, just outside Saltash, the property enjoys the appeal of village living whilst remaining extremely convenient for Saltash, Plymouth and the surrounding Cornish countryside. With approximately 1,126 sq ft of accommodation, a superb plot and a layout quite unlike the typical bungalow, this really is a home that needs to be seen to be fully appreciated.

A genuinely individual bungalow with space, character and beautiful gardens –
VIEWING IS HIGHLY RECOMMENDED!

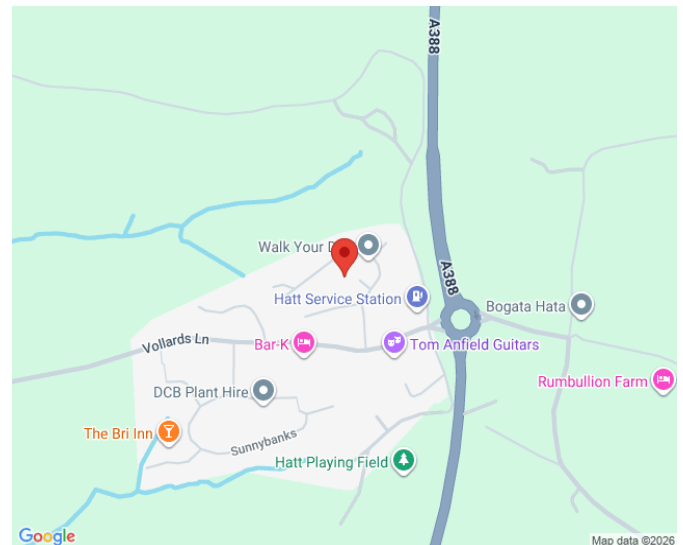
Ground Floor

Approx. 104.7 sq. metres (1126.6 sq. feet)



Total area: approx. 104.7 sq. metres (1126.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		109 A
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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Contact us today to arrange a viewing...

BELVOIR!

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