



Connells

Newman Road
Saltash



Property Description

This well-presented three-bedroom property offers spacious and versatile accommodation, ideal for families, first-time buyers, or those looking to upsize. Set back from the road, the home benefits from a driveway providing off-road parking, with a neat frontage and pathway leading to the entrance. Inside, a welcoming hallway leads to the main living areas and staircase.

To the front, a comfortable living room features a large window and a fireplace focal point. To the rear, a second reception room serves as a flexible dining and living space, flowing into a bright rear extension with skylights and sliding patio doors opening onto the garden.

The kitchen is fitted with modern white gloss units, ample worktop space, and integrated appliances, and leads into a practical utility area with additional workspace, sink, and access to the garden. A useful W.C. is located under the stairs.

Upstairs, there are three bedrooms, including a principal bedroom with fitted storage, and a family bathroom with bath and overhead shower.

Outside, the property enjoys a private rear garden with a patio seating area, lawn, and established planting, offering a pleasant and usable outdoor space.

Overall, a well-maintained and extended three-bedroom home with bright living space, a flexible layout, and strong potential to personalise.

Front Of House

A wide concrete driveway occupies the centre foreground, leading directly up to the house entrance. Both sides of the driveway are bordered with gravel landscaping. The boundaries are defined by wooden fences on both sides. The front door is white and slightly recessed within a small enclosed porch structure.

Porch

Built-in storage cupboard. Double glazing windows to the front and side elevation.

Hallway

White radiator. Under the staircase a W.C

Lounge

13' 6" x 11' 6" (4.11m x 3.51m)

Double glazing window to the front elevation. White radiator. The centre of the room features a fireplace with a traditional mantel, dark wood surround with decorative detailing.

A gas or electric fire insert with a metallic/gold trim.

Dining Room

17' 3" x 9' 11" (5.26m x 3.02m)

A modern inset electric fireplace is built into a white surround. Large sliding glass patio doors dominate the rear wall, providing an unobstructed view of the garden. A roof skylight (Velux-style window) brings in light from above. Recessed spotlights. A tall vertical radiator is mounted on the right wall.

Kitchen

16' 3" x 9' 7" (4.95m x 2.92m)

A range of matching wall and base units with worktops above. White gloss cabinets run along both sides of the kitchen, handle-style fittings in a brushed metal finish.

Cabinets extend both at base level and wall-mounted for good storage. Wood-effect laminate countertop. A five-burner gas hob is built into the wood-effect worktop,

black grates with metallic burner caps. A modern curved glass extractor hood sits above the hob. Built-in double oven positioned at eye level within tall units. The tiles alternate between two colours, a warm medium brown and light cream/off-white,

arranged in a grid pattern. Plumbing for washing machine. Under-counter space for appliances. Stainless-steel sink and drainer with dual mixer tap. Double glazing window to the rear elevation. A rear door with white frame to rear garden. Recessed spotlights. Skylight window, adding additional overhead light.

W.C

A white ceramic basin is mounted on top of a white vanity unit. The basin is fitted with a modern chrome mixer tap. Behind the sink is a horizontal strip of mosaic-style tiles. A standard white close-coupled toilet sits opposite the basin. A chrome heated towel rail.

Bedroom 1

11' 10" x 10' 4" (3.61m x 3.15m)

The room features light wood fitted wardrobes and overhead cupboards, on the left,

a floor-to-ceiling sliding wardrobe with a smooth wood finish. Double glazing window to the rear elevation. White radiator.

Bedroom 2

9' 8" x 7' 9" (2.95m x 2.36m)

Double glazing window to the front elevation. White radiator. Currently being used as an office/work station.

Bedroom 3

11' 10" x 7' 5" (3.61m x 2.26m)

Double glazing window to the front elevation. White radiator.

Bathroom

6' 1" x 7' (1.85m x 2.13m)

A white rectangular bathtub is fitted along the wall.

Above the bath,

a wall-mounted shower with adjustable rail . Chrome shower head. The walls are fully tiled in large rectangular stone-effect tiles:

Colour: warm beige / light tan. Midway across the wall, a horizontal mosaic border strip. A chrome heated towel rail is mounted on the wall. A standard white toilet sits just to the right of the window. A white basin with curved edges is mounted on a vanity unit, fitted with a chrome mixer tap. Obscured double glazing window to the front elevation.

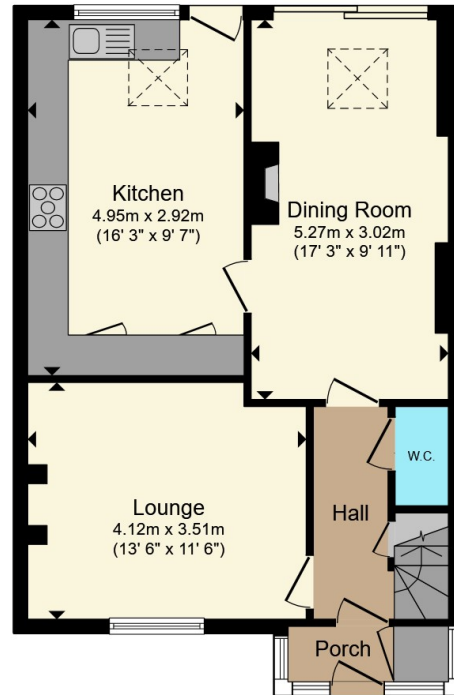
Rear Garden

The garden is well-established, green, and enclosed, offering a mix of lawn, planting, and

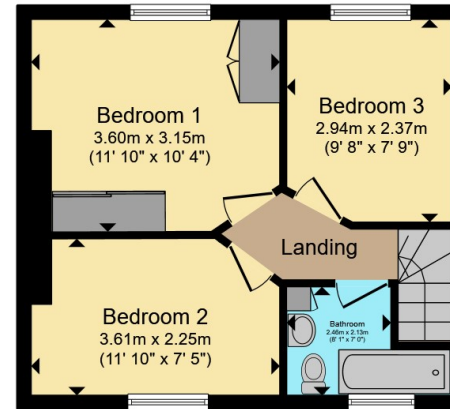








Ground Floor



First Floor

Total floor area 92.1 m² (991 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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EPC Rating: C Council Tax
Band: A

Tenure: Freehold

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