



Mote Park, Saltash, PL12

Offers Over: £280,000

Freehold

This generous three double bedroom detached home sits nestled at the end of a much sought-after, quiet cul-de-sac in Saltash. The property has a fully surrounding plot, and subject to planning consents looks well-suited for adaption and extension. The home has two reception rooms, as well as a conservatory to the side and attached garage, as well as a kitchen that could be opened up to cater for modern open-plan style living. Upstairs, the property offers three well-proportioned double bedrooms, as well as a shower room and separate WC, which again offers scope to knock through and create a fantastic contemporary bathroom. Outside, there is ample off-street parking at the front and potential to more than double the size of the driveway, and a further enclosed, minimal maintenance rear garden. With so much potential, this family home is sure to create quite a stir. EPC: TBC

Rooms

Entrance porch 4'7" x 4'3" (1.4m x 1.3m). Double glazed window to front, double glazed door to side, carpet flooring, door leading into,

Dining Room 11'11" x 11'7" (3.63m x 3.53m). Carpet flooring, wall mounted radiator, double glazed window to front, stairs rising to first floor landing, door into living room with access into kitchen,

Living Room 21'8" x 12' (6.6m x 3.66m). Carpet flooring, double glazed window to the front and rear, wall mounted radiator, television point,

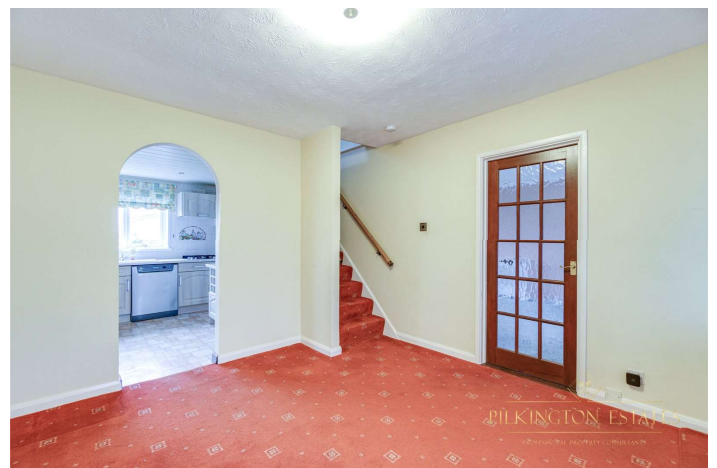
Kitchen 11'7" x 9'5" (3.53m x 2.87m). Kitchen has a range of matching wall and base units, with roll edge worktops and part tiled walls, vinyl flooring, integrated ceramic sink and drainer unit, integrated electric oven, integrated gas hob, space for fridge freezer, double glazed window to the rear, entrance door to conservatory,

Conservatory 9'10" x 7'1" (3m x 2.16m). upvc double glazed construction, tiled flooring, door to side, leading into the rear garden, door into next heading,

first floor landing 13' x 5'7" (3.96m x 1.7m). Carpet flooring, wall mounted radiator, double glazed window to the rear, access to storage cupboard, doors into,

Master Bedroom 12'1" x 11'7" (3.68m x 3.53m). Carpet flooring, wall mounted radiator, double glazed window to the front, full width fitted wardrobes, further fitted storage,

Bedroom two 11'11" x 9'9" (3.63m x 2.97m). Carpet flooring, wall mounted radiator, double glazed window to the rear,





Bedroom three 11'7" x 8'4" (3.53m x 2.54m). Carpet flooring, wall mounted radiator, double glazed window to the front, with fitted storage cupboard,

Shower Room 6'10" x 5'8" (2.08m x 1.73m). Tiled flooring and tiled walls, walk in double shower, wash hand basin and vanity unit, wall mounted heated towel rail, double glazed window to the rear,

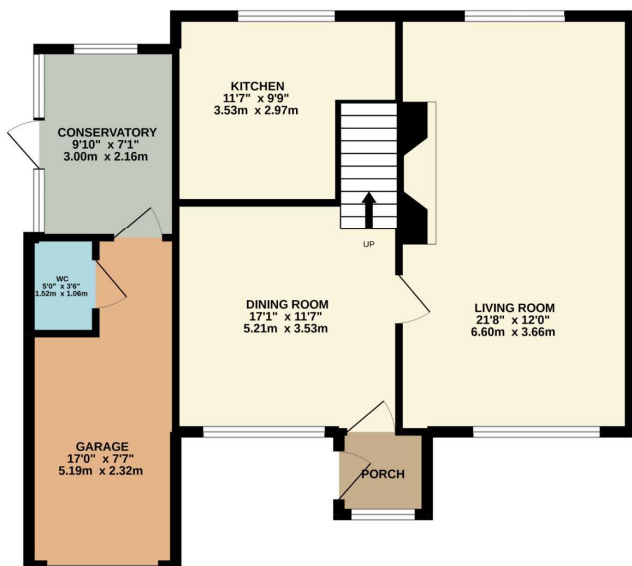
WC 5'7" x 2'10" (1.7m x 0.86m). Separate WC with Tiled flooring, tiled floor, situated lower level, double glazed window to the side,

Garage 17'1" x 10'11" (5.2m x 3.33m). Up over door, window to side, overhead storage,

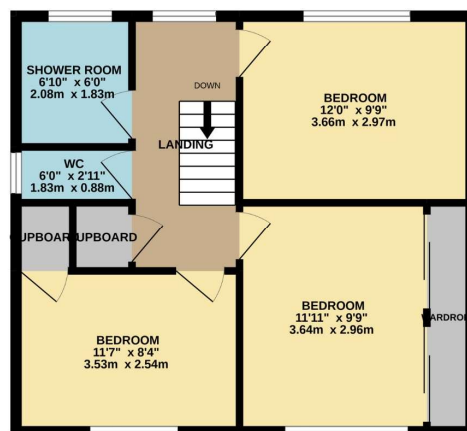
Downstairs WC Laminate flooring, lower-level WC, wash hand basin, wall mounted combi boiler,

Outside Property sits on a surrounding plot, ample parking at the front for one to two vehicles, potential to create further parking, lawned front garden, side access both sides of the property into the rear, which is fully enclosed, low maintenance with patio area, stoned area and flower beds,

GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1230 sq.ft. (114.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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