

Sunnybanks, Hatt, Saltash, Cornwall, PL12

Offers Over: £400,000

Freehold

## Sunnybanks, Hatt, Saltash, Cornwall, PL12

Situated in the desirable and peaceful residential area of Sunnybanks, Hatt, this beautifully renovated four-bedroom detached home is a true gem. Finished to an exceptional standard by the current owners, the property offers stylish, modern living with a flexible layout, making it perfect for families and professionals alike.

Upon entering, you are greeted by a welcoming hallway leading to a bright and airy living space, thoughtfully designed to maximize natural light. The contemporary kitchen has been fitted with high-quality appliances, sleek cabinetry, and ample workspace, making it a dream for any home chef. The fourth bedroom, currently presented as a dining room adds versatility to the ground floor, offering the option of a guest room, home office, or playroom, depending on your needs. Downstairs also benefits from a downstairs shower room.

Upstairs, three well-proportioned bedrooms provide comfortable living spaces, each tastefully decorated. The modern family bathroom is finished to a high specification, featuring stylish fixtures and fittings.

Externally, the property benefits from a generous corner plot, offering a beautifully maintained garden with plenty of space for outdoor dining, entertaining, or simply enjoying the surroundings. The home also boasts off-street parking for multiple vehicles and a garage, providing excellent storage and convenience.

Located in a sought-after area, this property offers the perfect balance of a tranquil setting while remaining within easy reach of local amenities, transport links, and excellent schools. EPC: ORDERED



TOTAL FLOOR AREA: 1421 sq.ft. (132.0 sq.m.) approx. Whist every attempt has been made to ensure the accuracy of the flooping contained here, measurements of books, windows, from and any other times are approximate and no responsibility to steen for any entry, omission or mis-datement. The plan is for whatened purposes only and should be used as such by any recognitive purposes. The plan is for whatened purposes only and should be used as such by any recognitive purposes. The plan is for whatened purposes only and should be used as so that the properties purposes. The plan is the whatened purpose or only and the plan is the properties purposes. The plan is the second of the plan is the second of the plan is the second of the plan is the plan is the plan is the second of the plan is the plan is the plan is the second of the plan is the plan is the second of the plan is the plan is the second of the plan is the plan is the second of second o















