



PILKINGTON ESTATES

**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







