



ESTATE AGENTS



## 46 Maybrook Drive, Saltash, PL12 4PX

**Asking Price £287,950**

Located in the popular Cornish town of Saltash is this delightful extended semi-detached house. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The lounge has a feature fireplace with wood burner. The heart of the home is the open plan kitchen, diner, and snug, which creates a warm and welcoming atmosphere. This layout is perfect for family gatherings or social occasions. Useful downstairs w.c. The property has a well-appointed bathroom and benefits from double glazing throughout. The gas central heating system, complemented by a charming wood burner in the lounge, guarantees a cosy environment during the colder months. Outside, the property has a front garden, garage and driveway, the rear garden is a real feature of this property and a valuable asset in this desirable location. The extended layout provides additional living space, making this home both practical and spacious. In summary, this semi-detached house on Maybrook Drive is a wonderful opportunity for those looking for a comfortable and stylish home in Saltash. With its modern amenities and inviting atmosphere, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your own. EPC = D (68). Council Tax Band C. Freehold Property.

## LOCATION

Saltash is a popular Cornish Town located across the River Tamar from Plymouth and is often known as The Gateway To Cornwall. The town centre has many shops with doctors, dentists, library, leisure centre and train station all a short distance away, there are regular bus services to the local surrounding areas. There are also various popular schools in the locality. Saltash offers great transport links to Devon and Cornwall along the A38 corridor

## ENTRANCE

Front door leading into the hallway.

## HALLWAY



Stairs leading to the first floor, radiator, double glazed window to the front aspect, doorway leading into the lounge.

## LOUNGE 14'4 x 13'10 (4.37m x 4.22m)



Double glazed window to the front aspect, radiator, various power points, feature fireplace with wood burner and wooden mantle above, shelving and cupboards to the recesses, doorway leading into the kitchen/diner.



## OPEN PLAN KITCHEN, DINING AREA & SNUG



Open plan dining area, kitchen and snug.

## DINING AREA 16'2 x 8'6 (dining area and snug) (4.93m x 2.59m (dining area and snug))



In the dining area there is space for dining room table, power point, ceiling light point, archway leads into the snug.



## SNUG



Double glazed patio doors leading to the rear garden and patio area with a pleasant outlook overlooking the rear garden and nature reserve, radiator, power point.

## KITCHEN 16'2 x 8'6 (4.93m x 2.59m)



Modern matching kitchen units with a range of wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap above, built in electric cooker with electric induction hob and extractor hood above, tiled splashbacks, space and plumbing for dishwasher, double glazed window to the rear aspect, space for fridge/freezer, pantry with shelving, various power points, doorway leading into an inner hallway.



## INNER HALLWAY

The inner hallway can be accessed via a doorway from the front of the property and doorway leading to the rear garden, coat hanging space, doorways leading into the downstairs w.c. and the garage.

## DOWNSTAIRS W.C.

Low level w.c, wash hand basin, window to the rear aspect.

## STAIRS

Leading to the first floor landing.

## LANDING



Double glazed window to the side aspect, radiator, doorways leading into the first floor living accommodation.

**BEDROOM 1 13'8 x 9'10 (4.17m x 3.00m)**



Double glazed window to the front aspect, radiator, various power points.

**BEDROOM 2 9'8 x 8'6 (2.95m x 2.59m)**



Double glazed window to the rear aspect with a pleasant outlook overlooking the rear garden and local nature reserve, radiator, various power points.



**BEDROOM 3 9'00 x 7'5 (2.74m x 2.26m)**



Double glazed window to the front aspect, radiator, power points, storage cupboard.

**FAMILY BATHROOM 8'6 x 5'10 (2.59m x 1.78m)**



Matching white bathroom suite comprising panelled bath with rain fall shower above, pedestal wash hand basin, low level w.c., part tiled walls, radiator, obscure glass double glazed windows to the rear aspect.

**FRONT GARDEN**

Low maintenance front garden with gravelled area, various plants and shrubs, pathway leading to the front door.

## REAR GARDEN



The rear garden has a patio area with seating providing an ideal spot for entertaining or alfresco dining, there is also a feature decked area, steps lead down via a gateway to the remainder of the garden which is mainly laid to lawn with various mature plants and shrubs.



## SERVICES

The property benefit from mains gas, mains electric and mains water and sewerage.

The property also benefits from good mobile phone coverage and a good speed internet service.

Please check out the links below where you can find mobile phone coverage services and Internet provider speeds top the property location

<https://labs.thinkbroadband.com/local/index.php>

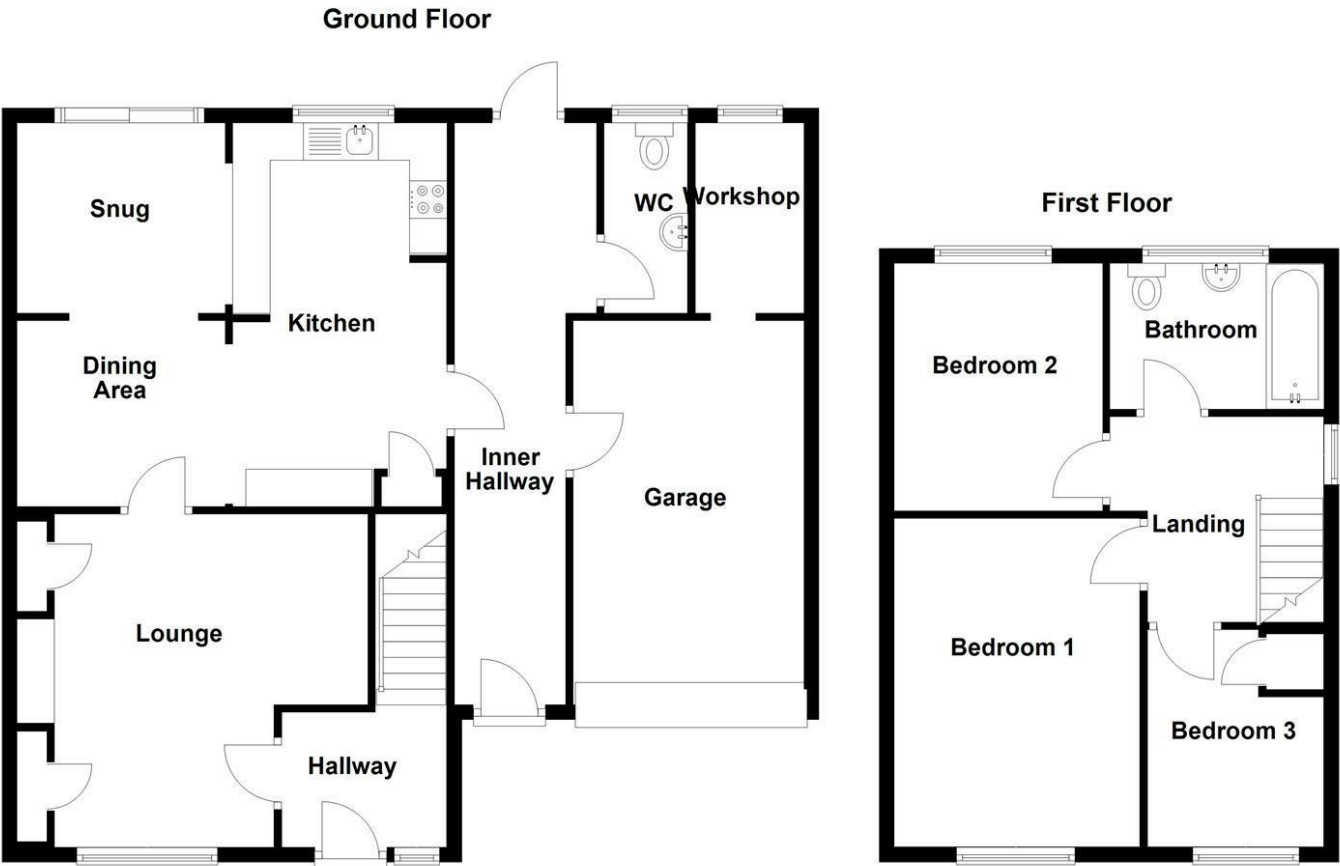
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

## GARAGE & DRIVEWAY 16'8 x 8'4 (5.08m x 2.54m)

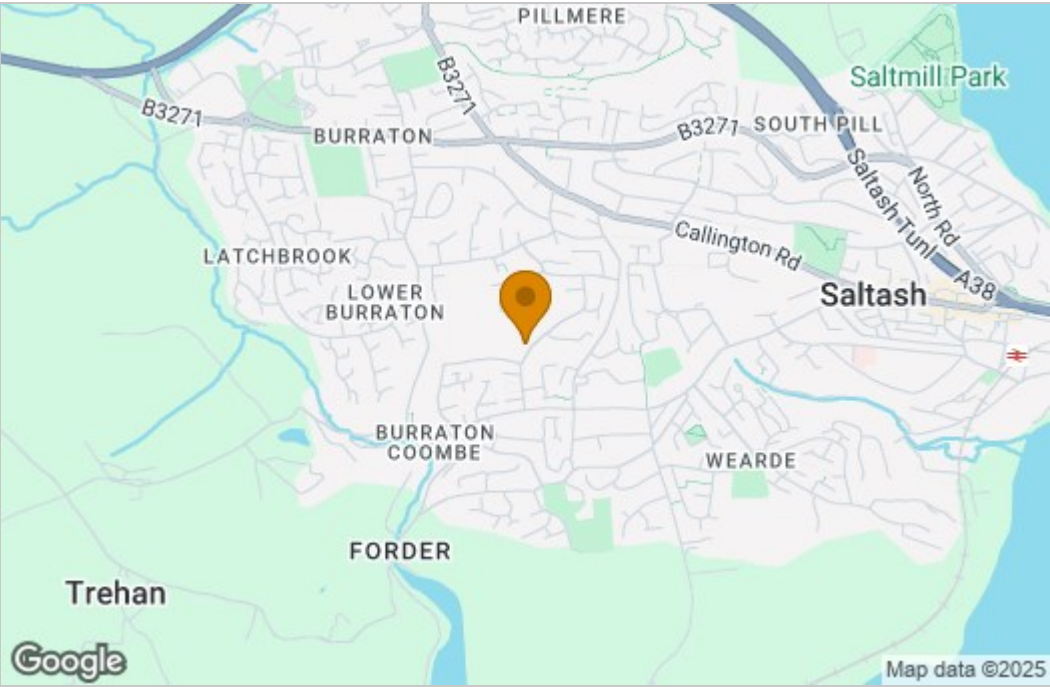


The garage is accessed via a driveway at the front of the property with metal up and over door, power and lighting, space and plumbing for washing machine, opening into a further rear storage/workshop area with window to the rear aspect.

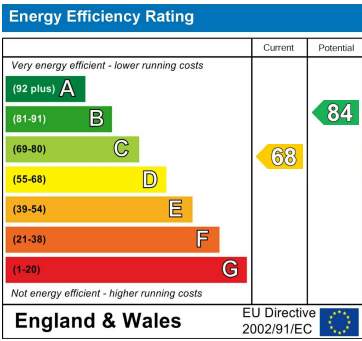
Floor Plan



Area Map



Energy Efficiency Graph



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