



18 Murhill Lane, Saltram Meadow, Plymouth, Devon, PL9 7FN



## Guide Price £300,000



18 Murhill Lane is a charming, extended 3-bedroom semi-detached house nestled in the modern development of Saltram Meadow. This beautifully presented home offers a comfortable and spacious living environment ideal for families and has been extended and improved upon since it was originally built.

The open-plan living area boasts a modern recently fitted kitchen with an excellent range of unit, integrated appliances, and an instant hot water tap. The kitchen then opens into the dining room, making it a focal point for social gatherings and entertaining guests. The extension provides further reception space and allows access via bi-fold doors to the enclosed rear garden, and a door provides access to the garage. There is a downstairs cloakroom for convenience with WC & wash hand basin and also a bespoke storage cupboard under the staircase for shoes.

On the first floor there are three well-appointed bedrooms with the master bedroom benefits from an en-suite shower room and a three-piece bathroom suite.

Externally, the property benefits from an enclosed low maintenance rear garden, providing a tranquil outdoor space for alfresco dining and a safe area for a family to play.

To the front of there is a driveway that provides parking and access to the garage, the garage has an up and over door, light and power and a door provides access to the rear garden. Saltram Meadow benefits from easy access to a range of local amenities, including shops, schools, parks, and leisure facilities, ensuring convenience and comfort in daily living.

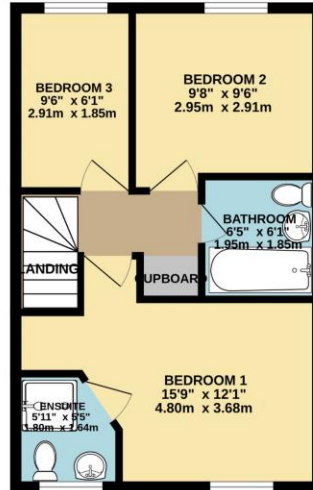
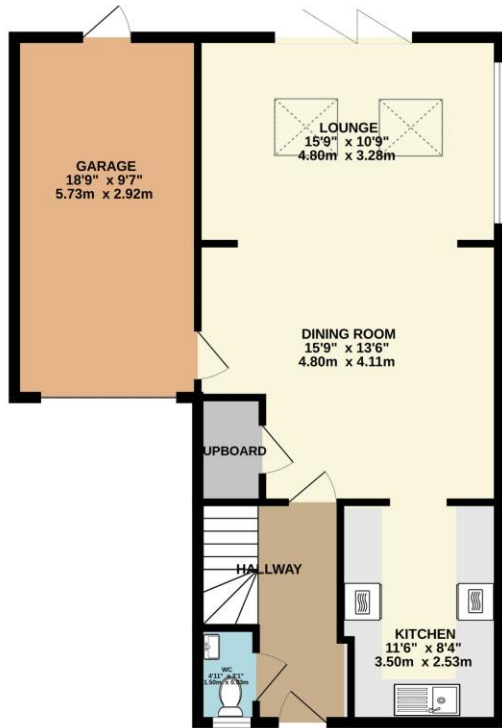
The nearby natural beauty of Saltram House & surrounding woodlands allows you to explore the coastline and countryside on your doorstep.

The development is run by a management company and there is a yearly charge of approximately £180 for the maintenance and upkeep of the estate. The details of which should be confirmed by your solicitor.



To view this property call Lang Town & Country Estate Agents on **01752 456000**.





TOTAL FLOOR AREA : 1137 sq.ft. (105.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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