



5 Smiths Way, Latchbrook, Saltash, Cornwall, PL12 4TP

£475,000



Nestled on an enchanting and attractive corner plot in a quiet cul-de-sac location in the popular residential area of Latchbrook, this charming detached four-bedroom residence boasts some 27 years of cherished ownership promising comfort for generations to come.

The property located in Latchbrook offers a convenient location with easy access into Saltash town centre with the various local amenities on Fore Street as well as close by to the supermarkets at Carkeel including both Waitrose and Lidl.

Step into the inviting entrance hall and lounge, adorned with a square bay window and a gas fireplace, leading seamlessly into the dining room perfect for hosting gatherings and with sliding doors to the rear garden. The well-appointed kitchen features a wide range of wall and base units with a built-in oven and gas hob complemented by a convenient utility room with garden access. The Miele white goods are available via separate negotiation. For added convenience there is also a downstairs WC and additional storage with a large double cupboard which is the perfect space for any household items.

Ascend the stairs to discover four spacious double bedrooms and a family bathroom, offering ample space for any growing family. The Master bedroom benefits from built in wardrobes and is complemented by a modern ensuite which comprises of a corner shower, wash hand basin, heated towel rail, mirror with built in lights and a WC. Bedroom two which overlooks the lovely back garden also has a single built-in wardrobe.

Outside, a few steps, accompanied by wrought iron railings, take you to the beautiful and well-established garden which delights with its vibrant colours, lush greenery, raised gravelled area, and, on the lower level, a separate stone patio, ideal for alfresco dining in the summer sun.

Separating the garden from the neighbouring houses is a lovely Cornish hedge as well as a bespoke brick wall. The integral garage with lighting and power, boasts a modern electric sectional Hormann door and a driveway providing ample parking adds practicality to this fantastic home. To the front there is a plethora of colour with established plants in the raised flower beds and rockery.

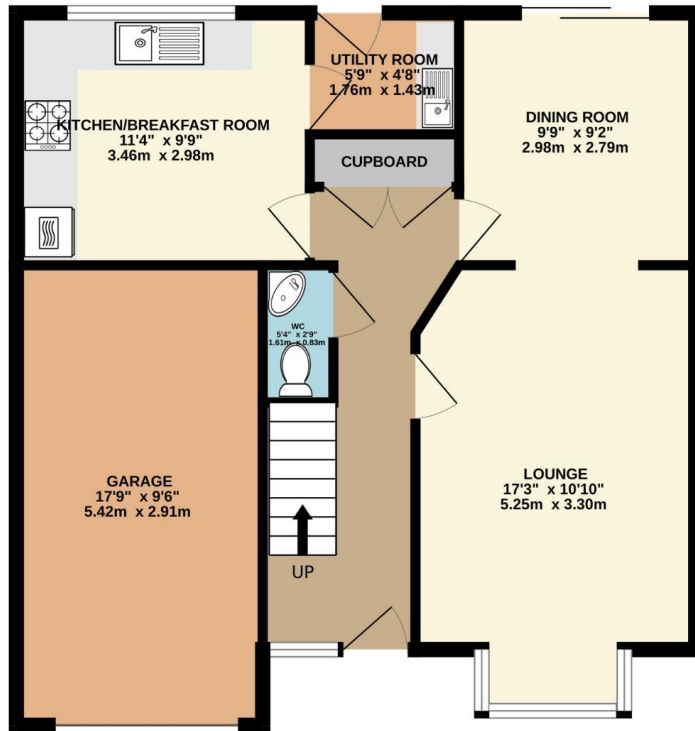
With no onward chain, seize the opportunity to make this your forever home.



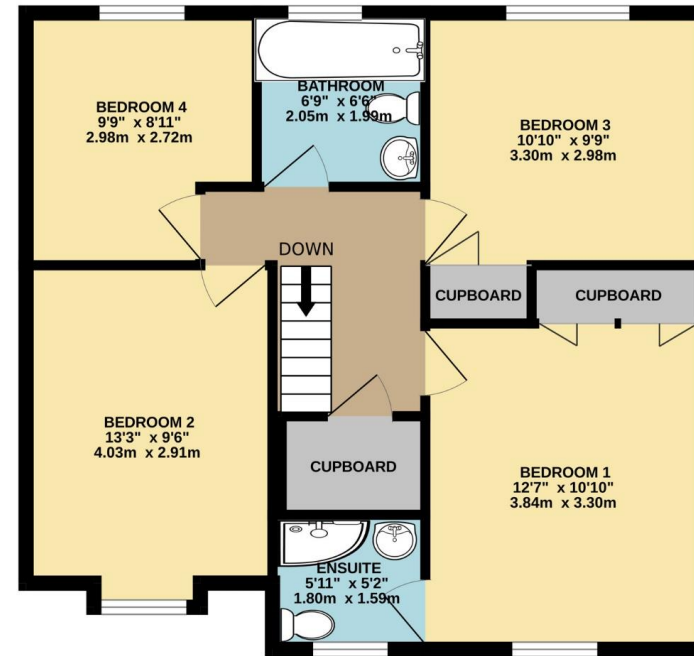
To view this property call Lang Town & Country Estate Agents on **01752 256000**.



GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 1315 sq.ft. (122.1 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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