



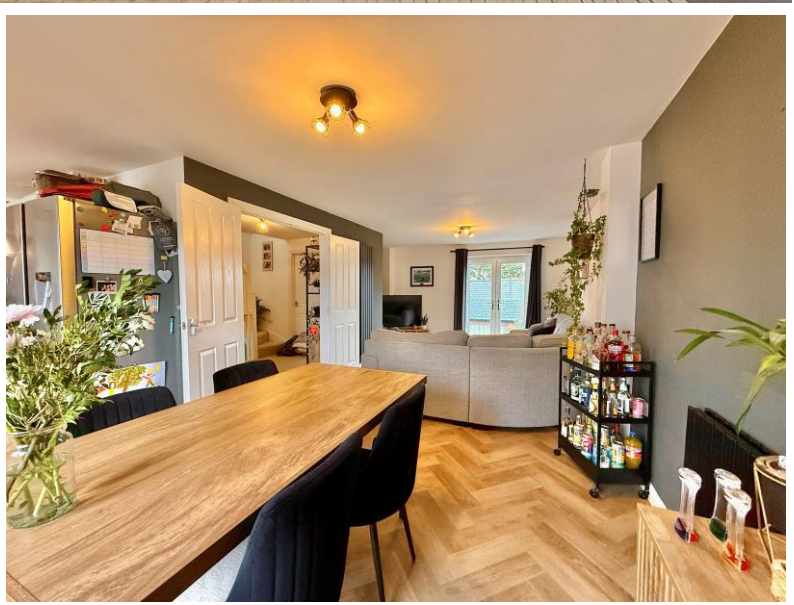
Falcon

01752 600444

2 Killerton Lane

Plymstock, Plymouth, PL9 7GA

£350,000





In Brief

A Stunning 3/4 Bedroom Modern Detached Home in Highly Sought-After Saltram Meadows

Reception Rooms large living room / diner / kitchen

Bedrooms 4 bedrooms

Heating Gas central heating

Area 1490 sq ft

Tenure Freehold

Parking Large carport

Council Tax D

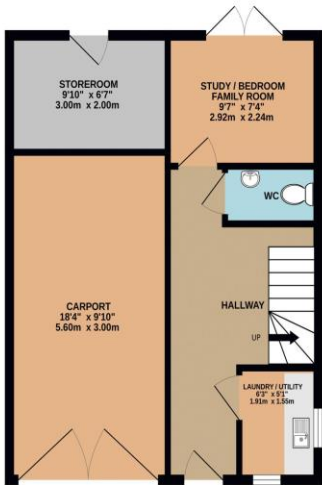
Description

Situated within the hugely popular Saltram Meadows development, this superb 4/5 bedroom detached family home—built by Charles Church in 2017—offers contemporary living across three beautifully arranged floors. The ground floor welcomes you with a bright entrance hallway leading to a highly practical utility/laundry room. To the rear is a versatile room that can serve as a fourth bedroom, family room, or hobby space, complete with doors opening directly into the garden. On the first floor, a wonderfully spacious landing leads into the impressive L-shaped open-plan living/dining room and kitchen. This fantastic family space is enhanced by double doors opening to a Juliet balcony, enjoying a sunny open outlook. The kitchen is stylishly fitted with sleek contemporary units and includes an integrated oven, hob, extractor, and dishwasher. A further bedroom or study is also located on this floor, offering great flexibility for modern family life or home working. The top floor hosts three well-proportioned bedrooms, including a generous main bedroom with its own en-suite shower room. The family bathroom is equally spacious and includes a shower over the bath. The property benefits from gas central heating and uPVC double glazing throughout. Outside, the rear garden has been thoughtfully landscaped with a smart patio area and a level lawn, all enclosed by timber fencing to create a private and inviting outdoor space. Parking is available on the road or in the integral carport. Saltram Meadows itself offers excellent family conveniences including its own primary school and close proximity to Plymstock's Broadway shopping area and the highly regarded Plymstock Secondary School. Set in a quiet part of this desirable development, this is an exceptional family home offering space, style, and modern comfort—early viewing is highly recommended.

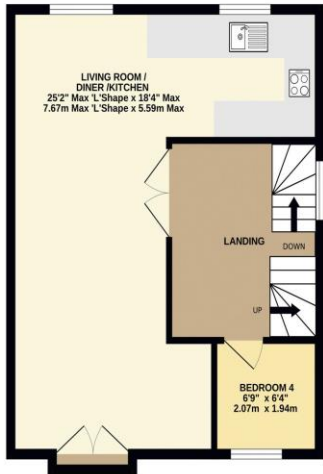
Need A Mortgage?

Floor Plans

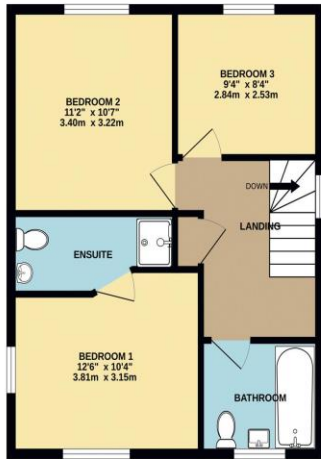
GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.4 sq.m.) approx.



2ND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1490 sq.ft. (138.5 sq.m.) approx.
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	<div>81</div>	<div>89</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

