





4 **1** **3**

Freehold : Council Tax Band F
EPC Rating B

Park An Garrek, Cargreen

BELVOIR!

£670,000



Key Features

> Impressive four-bedroom detached family home
> Highly sought-after riverside village of Cargreen
> Beautifully presented to an excellent standard throughout
> Stunning contemporary kitchen/dining room with central island
> Generous living room with charming wood-burning stove

A beautifully presented four-bedroom detached home in the sought-after riverside village of Cargreen

Offering an exceptional combination of contemporary design, generous living accommodation and an idyllic village setting, this impressive four-bedroom detached residence is a superb example of modern family living.

Situated in the highly desirable riverside village of Cargreen, the property enjoys a wonderful balance of peaceful surroundings, stylish interiors and the convenience of a thoughtfully designed, high-specification home.









Finished to an excellent standard throughout, the property immediately impresses with its attractive exterior, combining natural stonework, crisp rendered elevations and striking architectural detailing. Inside, the accommodation is equally appealing, with beautifully appointed rooms, quality finishes and a sense of space that continues throughout.

At the heart of the home is a stunning contemporary kitchen and dining room, featuring sleek cabinetry, integrated appliances, elegant work surfaces and a central island with breakfast seating. Designed with both everyday living and entertaining in mind, this fantastic space also benefits from direct access to the rear garden through glazed doors, creating a lovely connection between the indoor and outdoor areas.

The generously proportioned living room provides a wonderful space in which to relax and unwind, with plenty of room for comfortable seating and a charming wood-burning stove forming an attractive focal point. A separate utility room and stylish ground-floor cloakroom add further practicality to the accommodation.





Upstairs, the spacious landing leads to four well-proportioned bedrooms, offering excellent flexibility for family life, guests or those working from home.
Two of the bedrooms benefit from their own contemporary en-suite shower rooms, while the remaining bedrooms are served by a beautifully finished family shower room. The quality of presentation continues throughout the first floor, with tasteful decor, attractive flooring and thoughtfully chosen fixtures and fittings.

Outside, the property continues to impress. A substantial block-paved driveway provides ample off-road parking and leads to an impressive integral double garage, offering excellent space for vehicles, storage or hobbies. To the rear, the enclosed garden enjoys a good degree of privacy, with a lawn, paved seating areas and space for outdoor dining and entertaining.



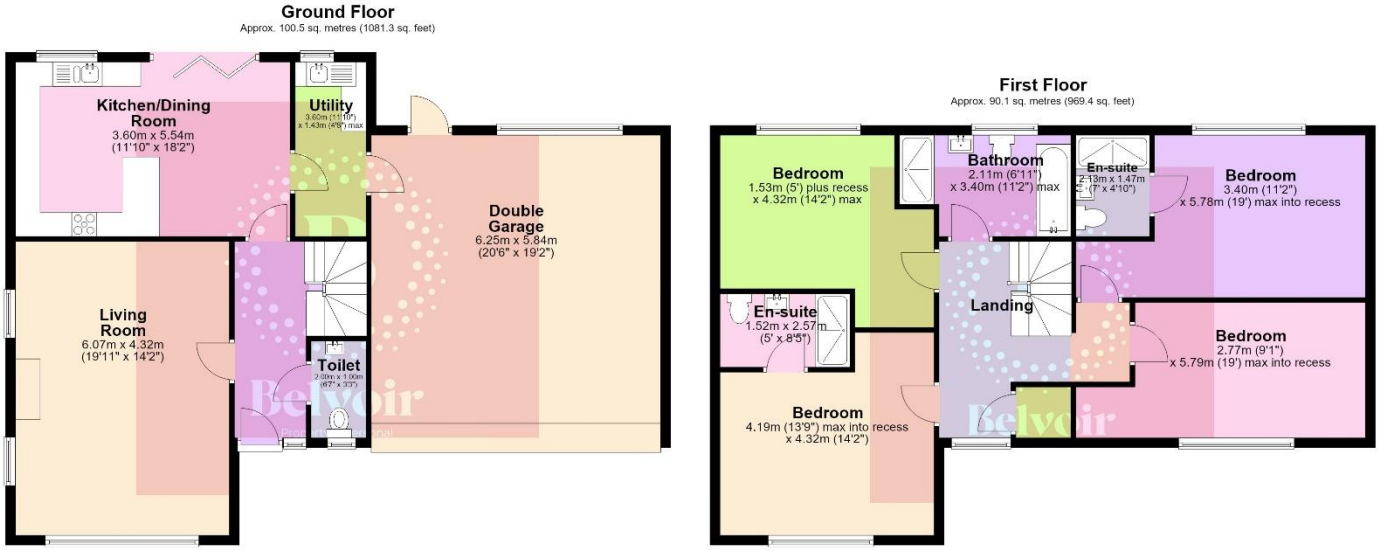






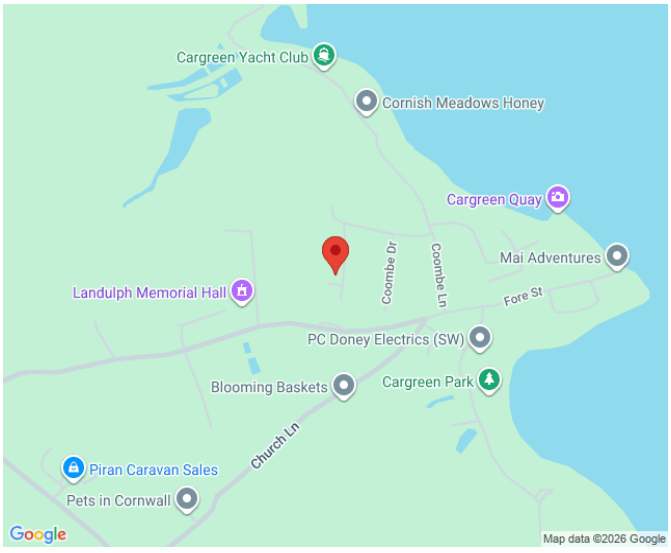
The picturesque village of Cargreen is nestled alongside the River Tamar and is renowned for its peaceful atmosphere, attractive countryside and strong sense of community. Surrounded by beautiful rural scenery, yet conveniently positioned for access to Saltash, Plymouth and the wider South East Cornwall area, it offers an enviable lifestyle for those seeking a quieter pace of life without feeling isolated.

Combining impressive proportions, contemporary styling and a highly desirable village location, this outstanding home offers a wonderful opportunity for buyers seeking something truly special.



Total area: approx. 190.5 sq. metres (2050.7 sq. feet)





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