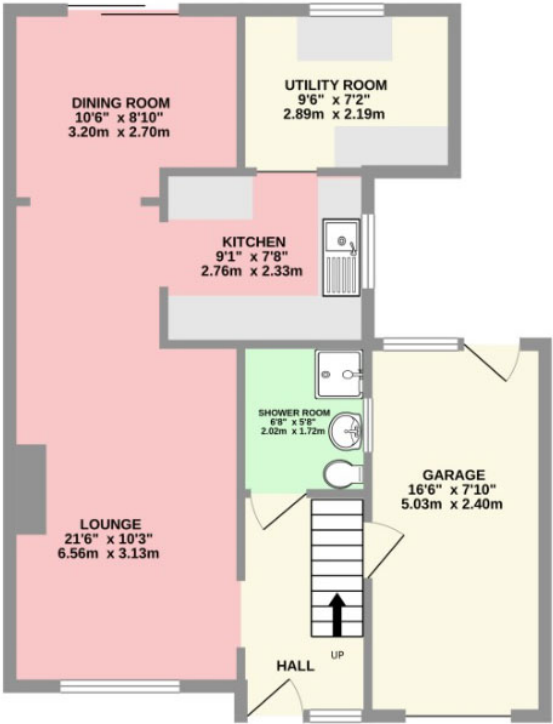
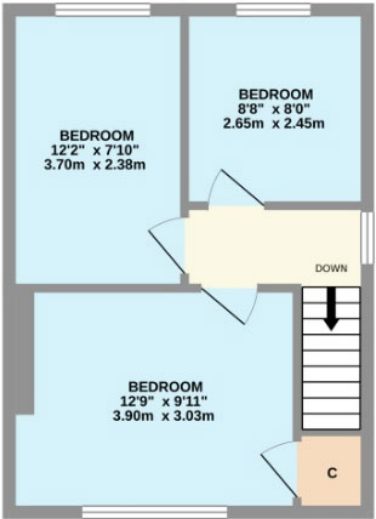


GROUND FLOOR



1ST FLOOR



# ASH GROVE, PAR PRICE £235,000



FOR SALE THIS WELL PRESENTED AND EXTENDED MODERN SEMI DETACHED HOUSE OFFERS SPACIOUS LIVING AND EASY ACCESS TO SHOPS AND SCHOOLS. SITUATED TOWARDS THE END OF A CUL DE SAC IN THE HIGHLY POPULAR RESIDENTIAL AREA OF BISCOVEY. BIGGER THAN MOST—PERFECT FOR GROWING FAMILIES.

**Disclaimer:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





### The Property

Set at the end of a cul-de-sac in the highly popular residential area of Biscovey, this extended modern semi-detached home delivers generous family living, just moments from local shops and schools.

Thoughtfully enlarged, it offers more space than most, with three bedrooms, two reception areas, kitchen, and a substantial utility room, enjoying gas central heating and UPVC double glazing throughout.

Outside, there's driveway parking, a garage, a rear courtyard, and a fully enclosed garden with patio and lawn—perfect for relaxing or entertaining. And from the rear first floor, soak up sea views across Carlyon Bay and Par.

Nestled on the edge of St Austell, Biscovey offers a charming blend of village tranquility and convenient access to Cornwall's vibrant coast. With its friendly community, nearby schools, and easy links to the A390, it's ideal for families and commuters alike. Just minutes from the Eden Project, Charlestown and Carlyon Bay, Biscovey combines everyday practicality with easy reach to explore Cornwall.

### Room Descriptions

#### Entrance Hall

With part glazed Upvc door and matching side panel, ceramic tiled floor, archway leading through to the lounge, timber staircase and chrome spindled balustrade to the first-floor landing.

#### Shower room

6' 8" x 5' 8" (2.03m x 1.73m) Featuring a side window, this space includes a ceramic tiled flooring and wall mounted chrome towel radiator. A generous corner shower cubicle with mains shower, complemented by an extractor fan, pedestal wash basin with mixer tap and low level WC.

#### Lounge/Dining Room

21' 8" x 10' 3" (6.60m x 3.12m) The original lounge/dining room now serves as a spacious lounge, complete with a front-facing window and the potential to reinstate a feature fireplace. Thanks to the property's thoughtful extension, a separate dining area (10'3" x 8'10") offers ample space for entertaining or family meals, with UPVC patio doors opening directly onto the rear garden—perfect for seamless indoor-outdoor living. An open archway connects the dining area to the kitchen, enhancing flow and functionality.

#### Kitchen

9' 1" x 7' 8" (2.77m x 2.34m) Bright and functional, the kitchen features a side window and a range of base units and high-level cupboards for ample storage. An inset stainless steel one-and-a-quarter bowl sink with mixer tap sits beneath tiled splashbacks, with space for a freestanding electric cooker and extractor hood above. There's also room for a freestanding dishwasher. An open archway leads seamlessly through to the adjoining utility area, enhancing everyday convenience.

#### Utility Room

9' 6" x 7' 2" (2.90m x 2.18m) This practical utility space, with window to rear, features a range of cupboards with worktop over and tiled splashbacks. There's plumbing and space for a washing machine, tumble dryer, and freestanding fridge freezer. A dedicated door provides access to the gas central heating boiler.

#### Landing

Window to the side, access hatch with pull-down ladder and boarded loft space.

#### Bedroom 1

12' 9" x 9' 11" (3.89m x 3.02m) Featuring a window to the front and convenient built-in wardrobe for storage.

#### Bedroom 2

12' 2" x 7' 10" (3.71m x 2.39m) A rear-facing window frames lovely sea views.

#### Bedroom 3

8' 8" x 8' 0" (2.64m x 2.44m) Enjoy picturesque sea views from the rear elevation.

#### Outside

To the front, a brick-paved driveway offers private parking and direct access to the garage, framed by a lawn and mature shrubs. For those needing extra parking, the front garden could be adapted to suit.

At the rear, the south-facing garden is a standout feature—enclosed and bathed in sunlight throughout the day. A raised paved patio sits directly off the house, ideal for alfresco dining, with steps leading down to a lawn bordered by a variety of shrubs for added privacy.

To the side, a handy concrete courtyard includes an outside tap and a personal door to the rear of the garage, which features a metal up-and-over door to the front. Beneath the main house, a sub-floor storage area is accessed via the garage, offering practical space for tools, bikes, or seasonal items.