



**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.

MOUNTSTEPHEN CLOSE, ST AUSTELL

PRICE £420,000



**FOR SALE—A RARE OPPORTUNITY TO OWN A DETACHED 3/4-BEDROOM BUNGALOW THAT PERFECTLY BALANCES INDIVIDUALITY, CONVENIENCE, AND CHARM. SITUATED IN A DESIRABLE LOCATION, THIS HOME IS JUST A SHORT AND EASY LEVEL WALK TO THE TOWN CENTRE, PROVIDING EFFORTLESS ACCESS TO LOCAL AMENITIES WHILE MAINTAINING A PEACEFUL ATMOSPHERE. POSITIONED WITHIN A SMALL, SELECT CUL-DE-SAC, THIS PROPERTY BOASTS GENEROUS, WELL-ESTABLISHED GARDENS THAT ADD TO ITS APPEAL. THE ACCOMMODATION IS THOUGHTFULLY ARRANGED AND INCLUDES A WELCOMING ENTRANCE HALLWAY, A COZY LOUNGE, A MODERN KITCHEN, A UTILITY/CLOAKROOM, A SHOWER ROOM, AND UP TO FOUR VERSATILE BEDROOMS. THE HOME ALSO BENEFITS FROM GAS-FIRED CENTRAL HEATING AND NOT ONE BUT TWO DELIGHTFUL WOOD BURNERS—ONE IN THE KITCHEN FOR ADDED AMBIANCE AND ANOTHER IN THE LOUNGE FOR EXTRA COMFORT. EXTERNALLY, THE PROPERTY IS EQUALLY IMPRESSIVE, OFFERING DRIVEWAY PARKING AND A GARAGE. ATTRACTIVE GARDENS SURROUND THE BUNGALOW ON THREE SIDES, FORMING PART OF A CORNER PLOT WITH SPACE AND PRIVACY TO ENJOY OUTDOOR LIVING.**





### The Property

For sale—a rare opportunity to own a detached 3/4-bedroom bungalow that perfectly balances individuality, convenience, and charm. Situated in an exceptionally desirable location, this home is just a short and easy level walk to the town centre, providing effortless access to local amenities while maintaining a peaceful atmosphere. Positioned within a small, select cul-de-sac originally developed between the mid-1950s and early 1960s, this property boasts generous, well-established gardens that add to its appeal. The accommodation is thoughtfully arranged and includes a welcoming entrance hallway, a cozy lounge, a modern kitchen, a utility/cloakroom, a shower room, and up to four versatile bedrooms. The home also benefits from gas-fired central heating and not one but two delightful wood burners—one in the kitchen for added ambiance and another in the lounge for extra comfort. Externally, the property is equally impressive, offering driveway parking and a garage. Attractive gardens surround the bungalow on three sides, forming part of a corner plot with space and privacy to enjoy outdoor living. This bungalow presents the perfect combination of character, practicality, and an enviable location. Don't miss the chance to make it your dream home !

### Room Descriptions

#### Entrance Hall

Step through the part-glazed uPVC door, complete with a fitted blind, into the welcoming entrance hall. This practical space features a built-in hat and coat cupboard, a second shelved cupboard for additional storage, and convenient access to the roof, ensuring functionality meets comfort.

#### Bedroom 1

12' 6" x 12' 0" (3.81m x 3.66m) This room is beautifully illuminated by a large front-facing window, allowing natural light to flood the space. One wall is thoughtfully fitted with built-in wardrobes, providing ample storage while maintaining a clean and streamlined aesthetic.

#### Bedroom 2

12' 0" x 9' 7" (3.66m x 2.92m) This room features a side-facing window, allowing natural light to brighten the space and offering a pleasant view.

#### Bedroom 3

11' 0" x 8' 4" (3.35m x 2.54m) This room features a side-facing window, allowing natural light to brighten the space and offering a pleasant view.

#### Bedroom 4

9' 0" x 8' 3" (2.74m x 2.51m) This room features a side-facing window, allowing natural light to brighten the space and offering a pleasant view.

#### Lounge

20' 0" x 11' 6" (6.10m x 3.51m) This bright and airy room is illuminated by two large windows, one facing the front and the other to the side, filling the space with natural light. The focal point of the room is a recessed fireplace that houses a charming wood burner, set on a pointed brick hearth for a touch of rustic character. A serving hatch to the kitchen adds convenience and enhances the connection between the living spaces.

#### Shower room

7' 6" x 5' 6" (2.29m x 1.68m) This room features a front-facing window that brings in plenty of natural light. It includes a corner vanity unit with storage for practicality, a low-level W.C., and a fully tiled shower enclosure fitted with a mains shower for a modern and functional touch. An extractor fan ensures proper ventilation, enhancing comfort and usability.

#### Utility Cloakroom

8' 8" x 7' 1" (2.64m x 2.16m) This versatile space, featuring two side-facing windows that allow natural light to fill the room, offers excellent potential for customization. Currently equipped with a worktop and space below for a washing machine and tumble dryer, the area is complemented by overhead storage cupboards for added convenience. It includes a concealed cistern W.C., a stylish towel radiator, and low-voltage lighting for a sleek and modern finish. For those wishing to convert this room into a second bathroom, this could be easily achieved by removing the worktop area to reconfigure the layout to suit your needs.

#### Kitchen

12' 6" x 10' 6" (3.81m x 3.20m) This space features a charming recessed area that houses a wood burner, adding warmth and character. A larger storage cupboard provides ample pantry space, while a convenient serving hatch connects to the kitchen. The peninsular worktop unit offers additional workspace and functionality, complemented by built-in appliances, including a fridge/freezer, electric oven, microwave, hob unit, and a sleek glass and stainless steel extractor fan. A built-in dishwasher adds modern convenience. Natural light floods the room through a side-facing window, and a full-glazed door leads to the side porch, which is finished in uPVC and offers access to both the front and rear of the property. A wall-mounted Baxi gas-fired boiler efficiently supplies radiators and hot water throughout the home, ensuring comfort and practicality.

#### Garage

19' 0" x 8' 3" (5.79m x 2.51m) The garage is equipped with a durable metal up-and-over door for convenience. Power and lighting are connected, ensuring the space is functional and ready for use.

#### Outside

Positioned within a desirable corner plot, the property boasts a welcoming brick-paved driveway at the front, bordered by an attractive mix of mature shrubs that enhance its curb appeal. To the rear, a charming slate gravel path winds its way to a beautifully maintained lawned area, perfect for relaxation or entertaining. Raised beds, ideal for cultivating flowers, herbs, or vegetables, provide an opportunity to enjoy gardening and add a practical yet beautiful feature to the landscape. The side garden is equally captivating showcasing an ornamental pond framed by lush, established shrubs, creating a tranquil and picturesque outdoor retreat.