

GROUND FLOOR
1814 sq.ft. (168.5 sq.m.) approx.



TOTAL FLOOR AREA: 1814 sq.ft. (168.5 sq.m.) approx.
While 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.
Made with Metropix 02/2018

OAKTREE CLOSE, HOLMBUSH, ST AUSTELL

PRICE £445,000



CHAIN-FREE! A STYLISH, MODERN DETACHED BUNGALOW IN A SOUGHT-AFTER PRIVATE CLOSE, MOMENTS FROM CHARLESTOWN HARBOUR, VILLAGE AMENITIES, SHOPPING, BEACHES, GOLF COURSES, PUBS AND RESTAURANTS.

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

For sale chain-free is this beautifully presented, modern detached bungalow, tucked away in an exclusive close of just five properties. Ideally positioned within easy walking distance of Charlestown village and harbour, the property also enjoys immediate access to the main out-of-town shopping area, along with Carlyon Bay beach, golf course, local pubs and restaurants.

This delightful home offers spacious and versatile accommodation, including a generous principal bedroom, second bedroom, stunning open-plan refitted kitchen, lounge and dining area, large utility room with potential for a cloakroom, conservatory and modern shower room.

Further benefits include gas-fired central heating and uPVC double glazing throughout.

Externally, the property boasts a double garage with electric remote door and a substantial tarmac driveway providing parking for several vehicles. The gardens are mainly enclosed to the side and rear, with a low-maintenance frontage.

We believe the property offers excellent potential to reconfigure and create a third bedroom, if desired.

Room Descriptions

Entrance Hall

With an open canopied external open porch area leading to a half glazed Upvc door. Access to the roof void, built in storage cupboard, RCD unit, antique style radiator, LVT wood effect flooring, second cupboard housing Worcester wall mounted gas fired boiler.

Living Room/kitchen/dining room

33' 9" x 12' 2" (10.29m x 3.71m) plus the dining area 9' 6" x 10' 4" (2.90m x 3.15m) This room features sliding patio doors opening into the conservatory, along with a wood-burning stove set on a slate hearth and complemented by an attractive slate-tiled feature wall. The dining area also benefits from a side-facing window.

Kitchen area

Recently refitted to a high standard, featuring an excellent range of stylish units with striking marble-effect worktops and matching upstands. The kitchen offers space for an oven and fridge/freezer, extractor fan, contrasting sink unit, a large rear window, impressive floor-to-ceiling feature window and a sleek vertical radiator.

Shower Room

12' 0" x 8' 4" (3.66m x 2.54m) Max this room enjoys a large walk in shower with a glass screen and waterproof vinyl boarding a mira electric shower unit, vanity unit with storage space and cupboards, large fitted mirror, partially tiled walls, window to the side, low level W.C. florescent light fitting, radiator.

Utility Room

13' 6" x 12' 0" (4.11m x 3.66m) Max, enjoying a hardwearing ceramic tiled floor, refitted with blue fronted units with sink unit, window to the side, part glazed Upvc door leading onto the driveway, space and plumbing for washing machine, radiator, door leading to the potential cloakroom with matching tiled floor and T&G panelling.

Inner hallway

This leads off from the main entrance hall and provides access to the bedrooms. at the end of the hallway is a nicely concealed storage cupboard finished in vertical wood panelling.

Bedroom 1

19' 5" x 12' 7" (5.92m x 3.84m) Front-facing window floods the room with natural light. The space could easily be divided into two separate rooms if required, and features two lights..

Bedroom 2

12' 0" x 11' 3" (3.66m x 3.43m) With window to the front.

Double garage

20' 3" x 21' 3" (6.17m x 6.48m) Electric remote control wide up and over vehicular entrance door. Pitched roof providing overhead storage. Fitted workbench. Electric, light and power connected. Good natural light via window and personal door to side.

Outside

Oaktree Close benefits from a private, enclosed garden to the side and rear, with a low-maintenance, gravelled front garden. A timber gate at the side provides access to the front. At the entrance, an open porch leads into the welcoming hallway.

To the right, a wrought iron gate opens onto a large tarmac driveway, extending to the rear where a detached double garage is situated. The rear garden is level, laid mainly to lawn, and enjoys a south-facing aspect—ideal for outdoor entertaining. A substantial timber fence along the eastern boundary ensures complete privacy from the road.