

BEECHTREES, DANIELS LANE, ST AUSTELL, CORNWALL PL25 3HW

PRICE £349,950



LIDDICOAT & COMPANY ARE PLEASED TO OFFER FOR SALE THIS SPACIOUS DETACHED 4 BEDROOM BUNGALOW ON A LARGE PRIVATE PLOT ENJOYING A NON-ESTATE POSITION OUT OF SIGHT FROM THE MAIN ROAD. THE PROPERTY IS CONVENIENTLY LOCATED IN THE HOLMBUSH AREA AND IS WITHIN 500 METERS OF TWO POST OFFICES, LOCAL SHOPS, TAKE AWAYS, LIDL'S, TESCOS AND A LOCAL PARK PROVIDING ALL THE DAY TO DAY AMENITIES MOST WILL REQUIRE.

THIS GENEROUS INDIVIDUAL FAMILY BUNGALOW IS LOCATED WITHIN THE POPULAR AND HIGHLY REGARDED RESIDENTIAL AREA OF BETHEL, ORIGINALLY A SMALLER CORNISH UNIT CONSTRUCTED BUNGALOW, BUILT IN THE LATE 1950'S IT HAS NOW BEEN SUBSTANTIALLY EXTENDED TO WHAT WE HAVE TODAY.

**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.

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### The Property

This generous and individual detached bungalow is located in a prime location and was originally extended to provide annexed accommodation. However the design lends itself to both being annexed to accommodate an elderly/dependent relative or as a single large family home.

As you approach the property from the front you will find a large private garden behind gated access with a mix of hard standing a gravel parking for in excess of 3 vehicles.

With mature and established gardens continuing to the side and rear, the whole property is well enclosed with hedging and fencing to boundaries to provide a good degree of seclusion and privacy despite its close proximity to key facilities.

### Room Descriptions

#### Lounge / Dining Room

23' 6" x 11' 8" (7.16m x 3.56m). Large dual aspect room with double glazed patio doors and double glazed picture window to the front. Further double glazed window to the side. Fire Place. Double radiator. Television aerial socket. Telephone socket.

#### Kitchen/ Breakfast Room

20' 3" x 9' 0" (6.17m x 2.74m). Well-proportioned kitchen/breakfast room. With a range of base and wall units providing cupboard and drawer storage. Working surface over with part tiled walls adjacent, incorporating built in cooker, gas hob. Cupboard with gas fired boiler. Radiator. Dual aspect windows to the side and rear. Half glazed door to conservatory.

#### Bedroom

13' 9" x 8' 0" (4.19m x 2.44m) Double glazed window to the front. Radiator.

#### Bedroom

10'3" x 9' 2" (3.12m x 2.79m) Dual aspect timber framed double glazed windows to the side and rear. Radiator.

#### Shower Room

Fitted with a matching suite comprising corner shower cubicle, pedestal wash hand basin, close coupled WC. Fully tiled walling. Chrome towel radiator. Patterned glazed window to the rear.

#### Hallway

Continuation of the Annex hallway leading to kitchen and with doors off to lounge, a further two bedrooms, and shower room.

#### CONSERVATORY

9' 2" x 7'2" (2.79m x 2.18m). UPVC double glazed construction, carpet tile flooring. Two doors to rear.

#### NEW ANNEXE:

#### Front Entrance

Courtesy light, part glazed door and side screen to hallway.

#### Hallway

Doors off to two bedrooms and family bathroom. Two radiators. uPVC double glazed window to the side. Hallway continuing L-shaped with doors off to further two bedrooms, and shower room.

#### Bathroom

8' 0" x 7' 0" (2.44m x 2.13m). Fitted with a matching suite comprising panelled bath with electric shower over, pedestal wash hand basin, close coupled WC. Radiator. Patterned glazed window to the side and rear.

#### Bedroom

13' 5" x 10'4" (4.09m x 3.15m) Radiator. Window to the front.

#### Bedroom

8' 0" x 7'0" (2.44m x 2.13m) Radiator. Double glazed window to the rear.

#### Outside

The property occupies an established tucked away non estate setting with secluded driveway approach off Daniels Lane.

The shrub lined driveway opens to turning/hardstanding parking forecourt for numerous vehicles. There is a pathway to either side of the bungalow which leads to the rear.

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There is a pathway to either side of the bungalow which leads to the rear. Immediate to the rear is a courtyard garden with raised pond with the gardens, garden tap and water but, continuing to a large seating and gravel area – moving from the rear to the side you have two lawn areas divided by a large aluminium greenhouse. Lastly as you move around the property you have a large metal shed and a car port to the side. Overall the property is well enclosed giving a high degree of privacy provided by the new fencing to the rear and side and a mix of walling, fencing and established hedging to the front.