

LOWER FLOOR

ENTRANCE FLOOR

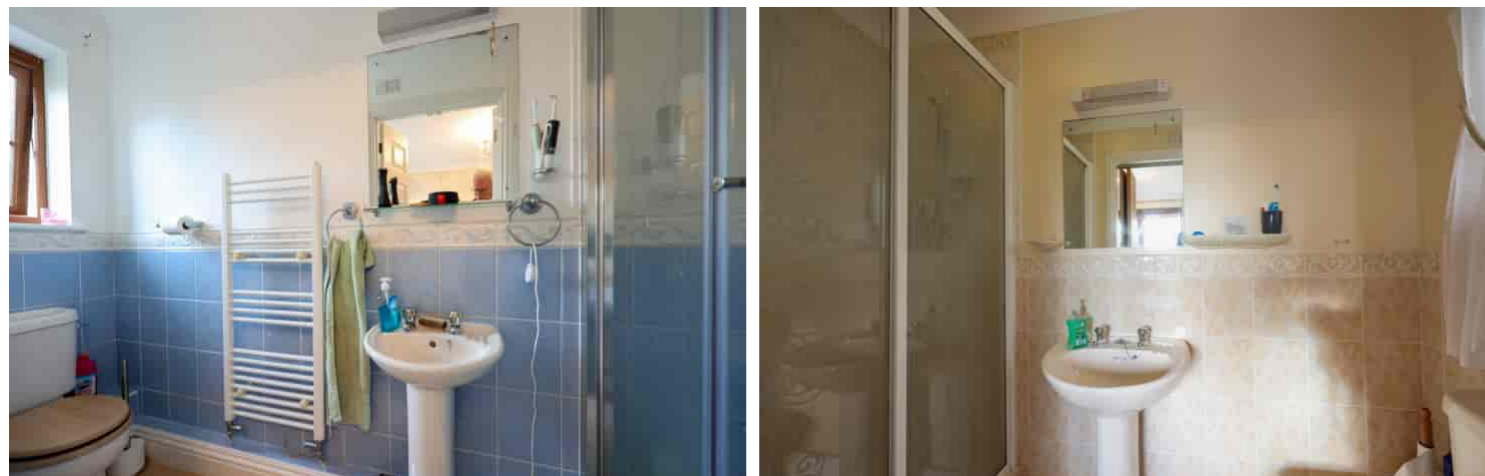
UPPER FLOOR



Whilst 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.
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24 ROSEVALE GARDENS, LUXULYAN PL30 5EP

PRICE £450,000



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.

LIDDICOAT & COMPANY ARE PLEASED TO OFFER FOR SALE THIS SUPERBLY PRESENTED THREE DOUBLE BEDROOM DETACHED PROPERTY LOCATED IN THE SOUGHT AFTER ROSEVALE GARDENS. THE ACCOMMODATION PROVIDES THREE BEDROOM WITH TWO EN-SUITE SHOWER ROOMS, SPACIOUS LOUNGE, WELL FITTED KITCHEN/BREAKFAST ROOM, CONSERVATORY, FAMILY BATHROOM WOODGRAIN EFFECT UPVC DOUBLE GLAZING AND OIL FIRED CENTRAL HEATING. THE GARDEN TO THE REAR BACKS ONTO OPEN FIELDS AND THERE IS ALSO A DOUBLE GARAGE. A VIEWING IS RECOMMENDED. EPC BAND E



The Property

Liddicoat & Company are pleased to offer for sale this superbly presented three double bedroom detached property located in the sought after Rosevale Gardens. The accommodation provides three bedroom with two en-suite shower rooms, spacious lounge, refitted kitchen/Breakfast room, conservatory, family bathroom woodgrain effect Upvc double glazing and oil fired central heating. The garden to the rear backs onto open fields and there is also a double garage. More recent improvements include internal Oak veneer doors and in the lounge a new woodburner has been fitted. A viewing is recommended. EPC Band E

Entering the village from the St Austell direction, Rosevale gardens is the first turning located on the right. Take this turning and continue down into the development, where number 24 will be found mid way down on the right with a Liddicoat & Company for sale board erected to assist in identification.

Room Descriptions

Entrance Hallway

With door to exterior, built in cupboard and stairs to upper and lower floors.

Kitchen/Breakfast Room

17' 4" x 10' 3" (5.28m x 3.12m) A modern refitted kitchen with an impressive range of wall, base and drawer units with work surface with matching splash backs over, built in double oven, electric hob, fridge and dishwasher, inset sink and drainer unit, breakfast bar, radiator, upvc window to rear elevation and upvc sliding doors to

Conservatory

10' 4" x 8' 2" (3.15m x 2.49m) Unlike many conservatories, this is a usable additional room, with dwarf wall construction, upvc windows above and a recent new roof. Enjoying wonderful rural views and sliding doors to the garden.

Master Bedroom

14' 4" x 9' (4.37m x 2.74m) A range of built in wardrobes, radiator, upvc window to front elevation, doors opening into:

En Suite

A white suite comprising low level WC, wash hand basin, shower cubical with folding glass door, heated towel rail, part tiled walls, upvc window to front elevation.

Upper Floor Landing

Built in cupboard

Living Room

16' 3" x 15' 9" (4.95m x 4.80m) An impressive room enjoying a upvc window to the front elevation, two radiators and fireplace with recently installed wood burner.

Bedroom 2

11' 4" x 11' 2" (3.45m x 3.40m) Upvc window to rear with rural views, radiator.

Family Bathroom

A white suite comprising, low level WC, wash hand basin, panel bath with mixer shower, radiator, part tiled walls.

Lower Level Hall

With doors to Bedroom and Garage

Bedroom 3

11' 2" x 10' 4" (3.40m x 3.15m) A fitted range of built in wardrobes, upvc sliding doors to exterior, door leading into

En Suite

Low level WC, wash hand basin, built in double shower cubical, part tiled walls, upvc window to side, heated towel rail.

Double Garage

16' 4" x 19' 2" (4.98m x 5.84m) Fitted with two single up and over doors to the front elevation, both with electric up and over doors, personal door to side elevation, range of wall units with work surface under, plumbing for washing machine, floor standing oil fired boiler.

Exterior

To the front of the property is a large driveway and parking area for approximately 4/5 cars, this is bordered by mature shrubs and trees and steps leading to the side of the house where the entrance door is located. The rear garden is landscaped and comprises of various seating and lawn areas with flower and shrub bed borders with natural stone wall at the rear. The rear garden is enclosed, backing onto open fields to offer a degree of privacy.

Energy Performance Rating

Band E

Council Tax

Band D