

GROUND FLOOR  
534 sq.ft. (49.6 sq.m.) approx.

1ST FLOOR  
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 1049 sq.ft. (97.5 sq.m.) approx.  
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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CENTURY CLOSE, ST AUSTELL, CORNWALL PL25 3UY

PRICE £369,950



**FOR SALE: THIS BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED HOME IS SITUATED IN A HIGHLY SOUGHT-AFTER RESIDENTIAL AREA, CONVENIENTLY CLOSE TO LOCAL SHOPS AND SCHOOLS. PERFECT FOR MODERN FAMILY LIVING, THE PROPERTY BOASTS A WELCOMING ENTRANCE HALL, A BRIGHT AND AIRY LOUNGE, AND A SEPARATE DINING ROOM. THE STYLISHLY APPOINTED KITCHEN PROVIDES BOTH FUNCTIONALITY AND FLAIR. UPSTAIRS, YOU'LL FIND FOUR SPACIOUS BEDROOMS, INCLUDING A MASTER WITH AN EN-SUITE SHOWER ROOM, AS WELL AS A CONTEMPORARY FAMILY BATHROOM. ADDITIONAL FEATURES INCLUDE AN INTEGRAL GARAGE, OFF-ROAD PARKING FOR TWO VEHICLES, AND A WELL-MAINTAINED ENCLOSED REAR GARDEN WITH A PAVED PATIO AND LAWN—IDEAL FOR FAMILY GATHERINGS OR OUTDOOR ENTERTAINING.**

**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: A stunning four-bedroom detached home in a highly desirable residential area, ideally located close to local shops and schools. This property is perfect for modern family living, offering a spacious entrance hall, a bright and welcoming lounge, and a separate dining room. The contemporary kitchen is thoughtfully designed for both practicality and style. On the first floor, you'll find four generously sized bedrooms, including a master with an en-suite shower room, and a beautifully appointed family bathroom. The home also boasts gas central heating and Upvc double-glazed windows for added comfort. Additional highlights include an integral garage, private parking for two vehicles, and a well-kept enclosed rear garden featuring a paved patio and lawn—perfect for entertaining or relaxing. Situated on the edge of the development, this property enjoys picturesque sea views from the first floor. A rare opportunity to secure a dream family home!

Located in the heart of Cornwall, St Austell is a town known for its rich history, stunning coastline, and excellent amenities. Just a short distance away is the charming harbour village of Charlestown, famous for its beautifully preserved Georgian port, tall ships, and appearances in popular films and TV series. Nearby, the world-renowned Eden Project offers an unforgettable experience with its iconic biomes, lush gardens, and educational exhibits. With its mix of coastal beauty, cultural attractions, and modern conveniences, St Austell is an ideal place to call home.

### Room Descriptions

#### Entrance Hall

Step inside through a stylish half-glazed leaded light composite door, leading to a welcoming hall and convenient access to the cloakroom.

#### Cloakroom

Featuring a modern white suite, this space includes a front-facing window, a low-level W.C., and a wash hand basin.

#### Integral Garage

19' 0" x 8' 6" (5.79m x 2.59m) The integral garage houses the Worcester wall-mounted gas-fired boiler, supplying both radiators and hot water. It also benefits from power and lighting, a remote-controlled electric door, and ample space for a tumble dryer—combining practicality and convenience for modern living.

#### Kitchen

9' 10" x 7' 3" (3.00m x 2.21m) Beautifully designed, the kitchen features an array of light grey units complemented by quartz-effect worktops and a striking red tiled splashback. Thoughtfully planned to maximize space, it boasts a built-in oven, gas hob, stainless steel extractor, plumbing for washing machine and room for a fridge. A front-facing window provides natural light, while attractive plinth lighting adds a modern finishing touch.

#### Dining Room

8' 6" x 14' 6" (2.59m x 4.42m) Featuring a staircase leading to the first floor, complemented by a landing window that fills the space with natural light. Full-glazed French doors provide elegant access to the rear garden, while double doors lead seamlessly into the inviting lounge—perfect for relaxation and entertaining.

#### Lounge

10' 11" x 13' 6" (3.33m x 4.11m) Featuring a dimmable light switch to create the perfect ambiance, a rear-facing window that fills the space with natural light, and an open fireplace with a marble hearth and backing. The living flame gas fire provides warmth and creates a cozy inviting space.

#### Landing

Easy access to the roof void adds practicality, while the built-in airing cupboard provides convenient storage.

#### Bathroom

1.85m x 1.93m (6' 1" x 6' 4") This bathroom is equipped with a modern white suite, featuring a P-shaped panelled bath with a mixer tap, shower attachment, and a Mira electric shower for added convenience. It also includes a low-level W.C., a wash hand basin, and partial tiling for a sleek finish. Additional features include an extractor fan, a side-facing window, a towel radiator, and a fluorescent light.

#### Bedroom 1

11' 4" x 11' 0" (3.45m x 3.35m) The bedroom features a rear-facing window that adds natural light and garden view, along with a convenient door leading directly to the en-suite shower room, offering privacy and ease of access.

#### En Suite Shower room

5' 0" x 7' 5" (1.52m x 2.26m) The en-suite shower room is fitted with a recessed shower cubicle and an electric shower for convenience. It also includes a low-level W.C., a side-facing window, a towel radiator, and a fluorescent light with a shaver socket—combining practicality and comfort in a neatly designed space.

#### Bedroom 2

8' 6" x 11' 3" (2.59m x 3.43m) A rear-facing window enhances the space by bringing in natural light.

#### Bedroom 3

9' 5" x 7' 6" (2.87m x 2.29m) A front-facing window enhances the room, filling it with natural light and offering a sea view that adds brightness and appeal to the space.

#### Bedroom 4

6' 0" x 12' 3" (1.83m x 3.73m) Plus the door recess, featuring a front-facing window that offers stunning sea views, an enviable feature to enjoy every day.

#### Outside

At the front, a tarmac driveway provides convenient parking for three cars. A side gate leads to a beautifully enclosed garden, featuring a paved patio, two steps, and a small brick wall that opens onto a lawned area. The garden is adorned with a charming selection of shrubs, small trees, and vibrant plants, offering both privacy and a delightful outdoor space for relaxation and enjoyment.