

GROUND FLOOR

1ST FLOOR



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**BETHEL ROAD, ST AUSTELL, CORNWALL**

**PRICE £269,500**



**A DECEPTIVELY SPACIOUS DETACHED CORNISH UNIT BUNGALOW CONVENIENTLY SITUATED ON THE LEVEL CLOSE TO LOCAL SHOPS BEING COMPLETELY SCREENED FROM THE ROAD SIDE OFFERING GENEROUS ACCOMMODATION WHICH COMPRISES OF ENTRANCE LOBBY, HALL, LOUNGE, KITCHEN/DINING ROOM, CONSERVATORY, FOUR BEDROOMS IN TOTAL, WITH TWO ON THE GROUND FLOOR AND TWO ON THE FIRST FLOOR, CLOAKROOM, SHOWER ROOM AND EN SUITE BATHROOM, SMALL STUDY AREA AND A COVERED PATIO/SEATING AREA. THE PROPERTY OFFERS GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING.**

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### The Property

A deceptively spacious detached Cornish unit bungalow conveniently situated on the level close to local shops being completely screened from the road side offering generous accommodation which comprises of Entrance lobby, hall, lounge, kitchen/dining room, conservatory, four bedrooms in total, with two on the ground floor and two on the first floor, cloakroom, shower room and en suite bathroom, small study area and a covered patio/seating area. The property offers gas central heating and UPVC double glazing.

### Room Descriptions

#### Entrance Lobby

With half glazed UPVC door and side screens leading into the lobby, small paned door leading into the entrance hall, built in storage cupboard.

#### Bedroom

12' 8" x 10' 6" (3.86m x 3.20m)  
Two windows to the front and window to the side, hardwood Parkay flooring, triple fitted wardrobe, low voltage plinth lighting.

#### Cloakroom

5' 0" x 4' 3" (1.52m x 1.30m) With tiled floor, concealed cistern WC, vanity unit with storage cuboards, window to the side, extractor, low voltage lighting, towel radiator.

#### Shower Room

9' 9" x 5' 2" (2.97m x 1.57m) With a tiled floor, towel radiator, high level WC, raised shower cubicle with Triton electric shower, a second double shower cubicle with Triton electric shower, vanity unit, low voltage lighting, two windows to the rear.

#### Study Area

11' 0" x 5' 10" (3.35m x 1.78m)  
With door leading through to the second bedroom.

#### Bedroom 2

7' 10" x 8' 10" (2.39m x 2.69m)  
Two windows to the rear and a built in wardrobe cupboard.

#### Lounge

14' 8" x 10' 8" (4.47m x 3.25m)  
With solid wood Parkay flooring, three windows to the front, attractive Slate fireplace with wood burner inset, wooden mantel, open beamed ceiling.

#### Kitchen/Dining Room

21' 3" x 9' 0" (6.48m x 2.74m) With two windows to the front, side and rear, full glazed door to the covered sitting area, the kitchen is fitted with a good range of White fronted units, airing cupboard with hot water cylinder, built in double oven, gas hob, space and plumbing for washing machine and dishwasher, extractor fan, low voltage lighting.

#### Conservatory

10' 0" x 10' 8" (3.05m x 3.25m)  
Ceramic tiled floor, sliding patio doors leading to the garden.

#### Inner Lobby

7' 2" x 6' 6" (2.18m x 1.98m)  
Window to the rear, stairs leading to the first floor.

#### Bedroom 3

13' 9" x 11' 6" (4.19m x 3.51m)  
With Velux window, eaves storage, walkin wardrobe cupboard, door leading to the en suite and door leading to another bedroom.

#### En suite bathroom

11' 5" x 5' 3" (3.48m x 1.60m) With a wall light, panelled bath with shower attachment, vanity unit low level WC, velux skylight.

#### Bedroom 4

13' 7" x 11' 6" (4.14m x 3.51m)  
With Velux window.

#### Covered Patio Area

10' 0" x 15' 8" (3.05m x 4.78m)  
With sliding patio doors to the front, door leading through to the work shop.

#### Work shop

12' 8" x 5' 10" (3.86m x 1.78m)  
With door leading through to the outside WC.

#### Outside

From the driveway there is hard standing for upto three cars and to the front of the property a small lawned area and mature shrubs to the boundary providing complete privacy. To the right hand side is a lawned garden area with access to the greenhouse. To the rear is an enclosed garden dominated by mature shrubs. To garden is very private and sheltered.