

GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.

1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.

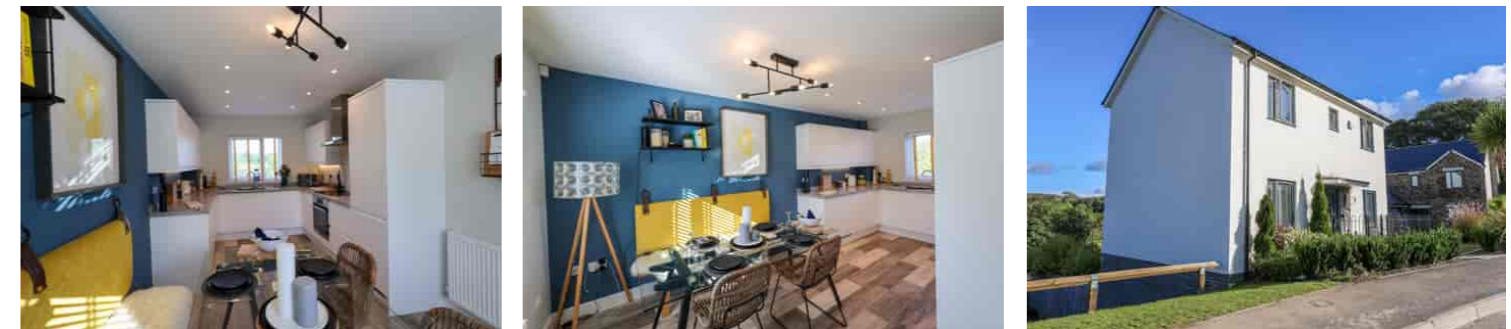
2ND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1304 sq.ft. (121.1 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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1 CUDDRA ROAD, ST AUSTELL, CORNWALL PL25 3GA

PRICE £425,000



OFFERED FOR SALE IS THIS NEARLY NEW DETACHED FOUR BEDROOM FAMILY HOME SITUATED ON THE HIGHLY POPULAR EASTERN FRINGE OF ST AUSTELL TOWN CLOSE TO LOCAL SCHOOLS AND SHOPS AND LESS THAN HALF A MILE AWAY FROM CHARLESTOWN AND CARLYON BAY LOCAL BEACHES. THE ACCOMMODATION IS ARRANGED OVER THREE FLOORS AND OFFERS DECEPTIVELY SPACIOUS FAMILY ACCOMMODATION. THE ACCOMMODATION IN BRIEF COMPRISES OF ENTRANCE HALL, CLOAKROOM, KITCHEN/DINING ROOM, LOUNGE, UTILITY ROOM, SNUG/OFFICE, BATHROOM AND EN SUITE SHOWER ROOM. OUTSIDE A DETACHED GARAGE WITH FULL SIZED GARAGE STORE BELOW. EASY TO MAINTAIN GARDENS TO THE FRONT AND SIDE AN ENCLOSED GARDEN TO THE REAR PROVIDING COMPLETE PRIVACY WITH PATIO AND LAWN AREAS.

**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

Offered for sale is this like new detached four bedroom family home situated on the highly popular eastern fringe of St Austell town close to local schools and shops and less than half a mile away from Charlestown and Carlyon Bay local beaches. The accommodation is arranged over three floors and offers deceptively spacious family accommodation. The accommodation in brief comprises of entrance hall, cloakroom, kitchen/dining room, lounge, utility room, snug/office, bathroom and en suite shower room. Outside a detached garage with full sized garage store below. Easy to maintain garden to the front and an enclosed garden to the rear.

Gas central heating is provided and all doors and windows are of the UPVC type.

### Room Descriptions

#### Entrance Hall

With part glazed door, stairs leading to the lower ground floor and first floor, window to the rear, built in cupboard with RCD unit, electric and gas meters, alarm control..

#### Cloakroom

With concealed cistern low level W.C. wash hand basin, extractor fan, feature tiling to two walls.

#### Kitchen/Dining Room

18' 4" x 9' 8" (5.59m x 2.95m) Well fitted with a range of white fronted units, built in appliances including fridge/freezer, AEG halogen hob unit, AEG electric oven, built in dishwasher, under unit concealed lighting, windows to the front and rear.

#### Bedroom 1

11' 7" x 9' 6" (3.53m x 2.90m) Window to the front, built in double wardrobe cupboard, door leading to the en suite shower room.

#### En suite shower room

5' 10" x 6' 8" (1.78m x 2.03m) Window to the rear, concealed cistern W.C. wash hand basin, shaver socket, corner shower cubicle with mains supply shower, low voltage lighting.

#### First Floor

Landing with roof access, window to the front and rear. fitted PIV unit, (Air recirculation unit), airing cupboard housing wall mounted gas central heating boiler.

#### Bedroom 3

11' 8" x 9' 6" (3.56m x 2.90m) Window to the front.

#### Bedroom 4

9' 8" x 6' 4" (2.95m x 1.93m) Window to the front.

#### Bathroom

8' 0" x 6' 6" (2.44m x 1.98m) finished with a white suite and attractive feature tiling, concealed cistern low level W.C. panelled bath tap and shower controls integrated into the wall, with shower over the bath. florescent light/shaver socket, towel radiator, low voltage lighting.

#### Bedroom 2

12' 0" x 9' 8" (3.66m x 2.95m) Window to the front.

#### Lounge (Lower Ground Floor)

18' 4" x 12' 8" (5.59m x 3.86m) With French doors leading to the rear patio. Door leading to the rear lobby with stairs leading to the lower ground floor.

#### Utility Room

9' 6" x 6' 4" (2.90m x 1.93m) Glazed door leading to the rear patio area, sink unit with cupboards below, space and plumbing for washing machine, extractor fan, door leading through to the snug/office.

#### Snug/Office

12' 3" x 9' 8" (3.73m x 2.95m) door to the under stair cupboard.

#### Garage

With metal up and over door, power and light.

#### Under Garage Store Room

The lower garage store area is accessed from the lower ground floor, rear garden level with a full glazed UPVC door.

#### Outside

To the front of the property is a well stocked landscaped garden area with pedestrian gate leading to the front door. To the right hand side is a driveway with parking for two cars and access to the garage. To the left hand side is a sloping lawned area, whilst to the rear a completely private established garden with patio lawn and mature shrubs and bushes. Outside tap and access to the under garage storage area which has light and power.