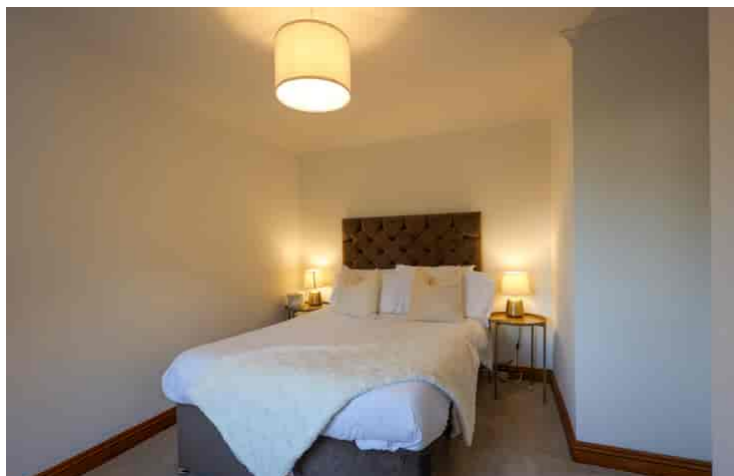




35 MEADOW RISE, PENWITHICK, ST AUSTELL, CORNWALL PL26 8UE

PRICE £249,950



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**FOR SALE A VERY WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE ENJOYING A QUIET CUL DE SAC POSITION WITHIN THIS POPULAR DEVELOPMENT. THE ACCOMMODATION IS WELL ARRANGED AND OFFERS GOOD FAMILY ACCOMMODATION WHICH COMPRISES OF ENTRANCE HALL WITH CLOAKROOM, LOUNGE WITH AN OPEN FIREPLACE, REFITTED KITCHEN/DINING ROOM, THREE GOOD SIZED BEDROOMS AND BATHROOM. OUTSIDE A LONG BRICK PAVED DRIVEWAY WITH PARKING FOR SEVERAL CARS, LEVEL LAWNED GARDEN TO THE FRONT AND REAR.**

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### The Property

For sale a very well presented three bedroom semi detached house house enjoying a quiet cul de sac position within this popular development. The accommodation is well arranged and offers good family accommodation which comprises of Entrance hall with cloakroom, lounge with an open fireplace, refitted kitchen/dining room, three good sized bedrooms and bathroom. Outside a long brick paved driveway with parking for several cars, level lawned garden to the front and rear. Penwithick lies to the North of St Austell but only a mile distant. All amenities can be accessed within a short drive from the property.

### Room Descriptions

#### Entrance Hall

With part glazed door leading to the entrance hall, modern electric radiator, stairs to the first floor, under stairs recess, laminate flooring. Door the cloakroom.

#### Cloakroom

With low level W.C. wash hand basin. RCD consumer unit.

#### Lounge

14' 6" x 9' 6" (4.42m x 2.90m)  
Fitted modern slimline radiator, window to the rear garden, open corner fireplace with Slate hearth

#### Kitchen/Dining room

16' 3" x 11' 0" (4.95m x 3.35m) An attractive laminate floor, refitted kitchen area with wood block style work surface and white base units with high level cupboards, space and plumbing for washing machine, peninsular/ breakfast bar unit with cupboards below, sink unit with mixer tap, built in extractor with storage units, wine rack and larder fridge. U.p.v.c. windows and doors leading to the front garden and driveway. Slimline radiator.

#### Landing

Access to the roof void.

#### Bathroom

Fitted with a white suite compises low level W.C. wash hand basin, panelled bath with electric shower over, extractor fan, tiled around the bathr area, airing cupboard with hot water cylinder.

#### Bedroom 1

13' 8" x 11' 5" (4.17m x 3.48m)  
With window and panel radiator.

#### Bedroom 2

11' 8" x 8' 4" (3.56m x 2.54m)  
Fitted with a panel radiator and window.

#### Bedroom 3

7' 1" x 10' 6" (2.16m x 3.20m)  
Panel radiator, window to the rear.

#### Outside

Outside the property nicely sits at the end of this small cul de sac. The driveway is brick paved and provides parking for three to four cars. There is a large level lawn and to the side a brick paved drive path providing useful access to the rear which is nicely enclosed by wooden fencing. The rear is lawned and there is a useful bin store.