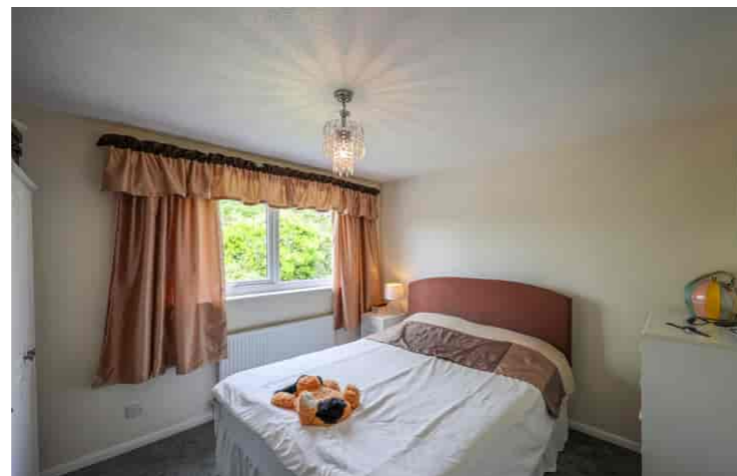




**37 CHURCHTOWN MEADOWS, ST STEPHEN, ST AUSTELL,
CORNWALL PL26 7NF**

PRICE £385,000



FOR SALE A DETACHED SPACIOUS THREE BEDROOM HOUSE,(ORIGINALLY BUILT AS 4 BEDROOM HOUSE) DELIGHTFULLY SITUATED IN A QUIET CUL DE SAC WITHIN THIS POPULAR VILLAGE SERVED WITH A GOOD RANGE OF LOCAL SHOPS AND AMENITIES. THE ACCOMMODATION ON OFFER PROVIDES WELL PROPORTIONED WELL ARRANGED ACCOMMODATION WHICH COMPRISES OF ENTRANCE HALL, CLOAKROOM, LARGE LOUNGE, A WELL FITTED KITCHEN/BREAKFAST ROOM WITH ARCHWAY TO A SEPARATE DINING AREA, THREE BEDROOMS, LARGE FAMILY BATHROOM AND MAIN BEDROOM WITH EN SUITE SHOWER.

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 detached spacious three bedroom house, (originally built as 4 bedroom house) delightfully situated in a quiet cul de sac within this popular village served with a good range of local shops and amenities. The accommodation on offer provides well proportioned well arranged accommodation which comprises of Entrance hall, cloakroom, large lounge, a well fitted kitchen/breakfast room with archway to a separate dining area, three bedrooms, large family bathroom and main bedroom with en suite shower.

Attached garage, enclosed rear garden, Hobbit style timber sauna, and home office. The property also enjoys an advanced home lighting system which works remotely and via voice activation.

Surrounding the Cornish town of St Austell and its neighbouring villages is a surreal landscape created by more than two hundred years of clay mining. St Stephen offers a range of village amenities including shop and Post Office, a public house, primary, and secondary schools. The property is situated within driving distance of St Austell. St Austell itself offers a wider range of shopping facilities including the larger supermarkets and entertainments such as a bowling alley, leisure centre and cinema. Further afield lie the beaches of both the north and south coasts, the picturesque harbours of Charlestown and Mevagissey, the Lost Gardens of Heligan and of course the Eden Project

Room Descriptions

Entrance Hall

Part glazed leaded light stained glass window, stairs to the first floor, radiator, large under stair cupboard, low voltage lighting.

Cloak Room

Tiled floor, wash hand basin, low level WC, window to the front and alarm control unit.

Living Room

15' 7" x 12' 6" (4.75m x 3.81m) attractive bamboo finish wood floor, window to front, radiator, two uplighters, LCD ceiling lighting, folding half glazed double doors leading to the dining area.

Dining Area

9' 5" x 9' 5" (2.87m x 2.87m) sliding patio doors to rear, radiator.

Kitchen/ Breakfast Room

18' 6" x 9' 5" (5.64m x 2.87m) Door through into the integral garage, half glazed door to the rear, two windows to the rear, archway through to dining room. Partially tiled walls, Bosch halogen induction hob, extractor with illumination, built in Bosch microwave, Bosch eye level double oven, one and a half bowl sink unit with waste disposal and mixer tap above. [Space for large American fridge freezer, with water and waste connection, provision for wall mounted TV.

Integral Garage

8' 4" x 18' 0" (2.54m x 5.49m) storage in pitched roof, plumbing for a washing machine, Worcester floor mounted boiler, electric garage door with remote roller door.

Landing

5' 5" x 10' 9" (1.65m x 3.28m) Roof access

Bathroom

8' 9" x 7' 6" (2.67m x 2.29m) window to the front, attractive tiled floor matching wall tiles, multi coloured RCD's, open shelved area and display, towel radiator, vanity unit, low level WC, display mirror.

Bedroom 1

11' 6" x 10' 3" (3.51m x 3.12m) large window to the rear, radiator and door through to en suite (5' 5" x 5' 8") double shower cubicle with sliding doors with mains shower unit with large shower head and secondary attachment, corner vanity unit and low level WC, tiled walls, towel radiator, recess, RCD lighting, luminated mirror.

Bedroom 2

11' 6" x 8' 10" (3.51m x 2.69m) radiator, window to front with great views.

Bedroom 3

7' 6" x 9' 6" (2.29m x 2.90m) window to the rear radiator.

Home Office

fully insulated internally, power and light, telephone connection, outside attach power point.

Outside

to rear of home office is housing for oil tank and hobbit inspired sauna, timber and circular in construction and has light and power. Outside tap and small garden shed. A very useful home office with insulation, light and power.