



**POLMARTH CLOSE, ST AUSTELL, CORNWALL PL25 3TW**

**PRICE £420,000**



**MODERN COMFORT MEETS FAMILY-FRIENDLY SPACE—EXTENDED DETACHED HOME IN A PRIME CUL-DE-SAC SETTING. EFFORTLESS LIVING NEAR SCHOOLS AND SHOPS—STYLISH FOUR-BED, MASTER WITH EN SUITE ALSO OFFERING A PRIVATE COURTYARD GARDEN, GARAGE AND PARKING. LIGHT-FILLED AND BEAUTIFULLY EXTENDED—A STANDOUT FAMILY HOME IN A SOUGHT-AFTER LOCATION. VERSATILE LIVING, COASTAL GLIMPSES, UNBEATABLE LOCATION—THE PERFECT FAMILY BASE.**

**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

A beautifully presented and deceptively spacious detached family home, tucked away within an established cul-de-sac just east of town—conveniently close to schools, shops, and essential amenities. Thoughtfully extended, this property offers impressively versatile living space ideal for growing families or those working from home. The well-planned accommodation briefly comprises: welcoming entrance lobby, dedicated study/home office, generous open-plan reception/family room, kitchen and dining area, strikingly spacious lounge, cloakroom, utility cupboard, four bedrooms, stylish main bathroom, and a principal bedroom with an en suite bathroom featuring a separate shower.

Externally, the property showcases a mellow pointed brick finish complemented by light grey wood-effect cladding to the first floor—a contemporary touch with low-maintenance charm. A private garage and driveway provide off-street parking, while the enclosed rear and side gardens offer a safe, sun-filled retreat for family enjoyment or quiet relaxation. UPVC windows and doors, alongside gas central heating, ensure both comfort and energy efficiency. Cleverly placed glazing in key reception rooms and the master suite introduces abundant natural light and a sense of individuality—with first-floor views sweeping toward the sea and coastline. A rare opportunity to secure a stand-out home that perfectly balances space, style, and practicality—ideal for modern family life.

## Room Descriptions

### Entrance Lobby

Accessed via a half-glazed UPVC door, the entrance opens to a hallway with a sliding door to the study/office and a half-glazed door leading through to the spacious family reception room.

### Study/Office

1.95m x 2.99m (6' 5" x 9' 10") Window to the front.

### Reception room/family room

5.55m x 4.76m (18' 3" x 15' 7") overall, The spacious family reception room is filled with natural light thanks to a sloping glazed roof and a striking full-height front window. From here, there's access to the cloakroom, a practical utility cupboard with plumbing for a washing machine and space for a tumble dryer, and glazed doors leading to the stairwell and kitchen. Half-glazed French doors open into the living room, and there's also a handy understairs cupboard for additional storage.

### Kitchen/Dining Room

5.73m x 4.75m (18' 10" x 15' 7") A beautifully appointed kitchen featuring solid wood-fronted units with granite-effect worktops and a central island topped with a hardwood butcher's block and inset stainless steel sink. Integrated appliances include a fridge, freezer, and a statement range oven with stainless steel splashback and double extractor. Open shelving adds character, while the adjacent dining area is flooded with natural light from full-height windows, French doors, and a single door—each opening out to a delightful entertaining space.

### Lounge

3.96m x 7.3m (13' 0" x 23' 11") Bright and inviting, this space features four uplighters, twin side windows, and French doors opening onto a composite

deck—perfect for indoor-outdoor living. A living flame-effect gas fire is set into the chimney breast, adding a warm focal point, while additional side windows frame pleasant open views.

### Landing area

With access to the roof void, an airing cupboard housing a pressurized hot water tank and second cupboard housing the gas boiler.

### Bathroom

A stylish, fully tiled bathroom featuring a panelled bath with integrated mains shower, contemporary vanity basin with waterfall mixer tap and storage beneath, towel radiator, low-level WC, fitted mirror, and shaver socket—combining practicality with modern comfort.

### Bedroom 1

4.1m x 4.13m (13' 5" x 13' 7") Enjoying two picture windows to the side, French doors with Juliette balcony to the rear which captures lovely sea views. Thoughtfully designed with two illuminated double wardrobes and a third built-in cupboard, the room also benefits from a fully glazed door leading into an en suite bathroom and shower.

### En suite bathroom

4.1m x 2.75m (13' 5" x 9' 0") A beautifully appointed bathroom featuring a separate mains shower with dual shower heads, a sculpted freestanding slipper bath with chrome mixer tap, bidet, and low-level WC. Twin vanity basins with drawers provide ample storage, complemented by a tall wall-mounted unit, LED lighting, and a shaver socket. Two stainless steel towel radiators add both style and comfort, while partially tiled walls and triple-aspect windows—including a tall side window—ensure a light-filled space with an open outlook.

### Bedroom 2

3.4m x 2.59m (11' 2" x 8' 6") With window to the front, fitted mirrored double wardrobe.

### Bedroom 3

2.55m x 3.29m (8' 4" x 10' 10") Window to the rear.

### Bedroom 4

2.2m x 2.39m (7' 3" x 7' 10") Window to the front.

### Outside

The front of the property features a mellow brick boundary wall that mirrors the home's exterior, with a wooden gate opening onto a resin-bound gravel path. A neat artificial lawn enhances the frontage to the right. To the rear, a flight of steps from the driveway leads up to a semi-detached garage and a generously sized, timber-effect composite deck—perfect for entertaining. This area flows seamlessly to an artificial lawn, with a raised shrub border, pergola-covered barbecue space, and complete privacy afforded by horizontal close-boarded fencing. Thoughtfully lit for evening dining, the garden is a true extension of the living space. Beneath the property, a versatile under-floor storage area adds practicality.

### Garage

17' 6" x 8' 5" (5.33m x 2.57m) With twin Upvc doors.