

20 CENTRAL AVENUE, ST AUSTELL, CORNWALL PL25 4JG

PRICE £425,000



SITUATED IN A QUIET CUL DE SAC WITHIN EASY WALKING DISTANCE OF SHOPS SCHOOLS AND THE TOWN CENTRE IS THIS VERY DECEPTIVE MUCH LARGER THAN AVERAGE SEMI-DETACHED HOME WHICH HAS MORE THAN INITIALLY MEETS THE EYE. COMPRISING A LARGE AND CONTEMPORARY FOUR TO FIVE BEDROOM HOME WITH A ONE BEDROOM DETACHED BUNGALOW TO THE SIDE ASPECT, BOTH OF WHICH HAVE BEEN FINISHED TO A HIGH SPECIFICATION, READY TO OCCUPY AT NO FURTHER EXPENSE BEING REFURBISHED THROUGHOUT.



TOTAL FLOOR AREA: 1,767 sq ft. (164.1 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the location contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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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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

The ground floor comprises of a spectacular open plan space, with a light and airy living room/diner and a high specification kitchen, the room is encapsulated in light, with a pair of floor to ceiling sliding doors giving direct access to the rear garden. The ground floor also boasts a downstairs bedroom, as well as a shower room/utility space. Upstairs offers four bedrooms, again each finished to a superior standard, and the master hosting its own en-suite shower room. The other three bedrooms share a chic family bathroom. Outside, the property enjoys a lavish triple tier garden, part patioed with natural slate, and the other laid to lawn, offering the perfect blend for alfresco entertainment, and is further boosted with its south facing orientation. To induce any prospective buyer, the current vendor has redeveloped an additional building into a delightful one bedroom bungalow, with its own private south facing garden, as well as solar panels on the roof. This offers the perfect opportunity for either multigenerational living, or for income potential. The property offers a sizeable driveway to the front aspect for multiple vehicles. EPC For Both Dwellings: C

Room Descriptions

Entrance Lobby

With white panelled glazed door, window to the front, door to the hall.

Hall

With stairs to the first floor, understair recess.

Kitchen

13' 4" x 8' 7" (4.06m x 2.62m) fitted with brand new gray fronted units with built in fridge/freezer, built in oven, five ring hob, extractor above, one and a half bowl sink unit, good range of high level cupboards, marble effect work surface, large peninsular unit with cupboards, built in storage.

Main lounge/dining area

21' 4" x 19' 3" (6.50m x 5.87m) A lovely large well lit room patio doors to the rear raised slate patio area, full glazed door leading to the side, large recess.

Shower Room

9' 4" x 4' 6" (2.84m x 1.37m) All brand new fittings with shower cubicle with electric shower, low level W.C. wash hand basin, wall mounted gas fired boiler, small recess, two Velux skylights, Towel radiator, plumbing for washing machine.

Bedroom/ second reception room.

15' 3" x 9' 3" (4.65m x 2.82m) extending to 12'6" window to the front.

Landing

With access to the roof void, ladder and landing window.

Bedroom

6' 1" x 9' 8" (1.85m x 2.95m) Window to the front, built in double bed with storage below and a range of fitted wardrobe cupboards and storage units.

Study

6' 1" x 5' 2" (1.85m x 1.57m) Plus corridor, large over stairs cupboard, built in wardrobe cupboard. Window to the front.

Bedroom 2

8' 7" x 9' 4" (2.62m x 2.84m) Window to the rear, built in double bed with storage under, fitted wardrobes and storage units.

Bedroom 1

11' 3" x 10' 7" (3.43m x 3.23m) Plus corridor access also providing access to the en suite. Large full height windows to the rear.

En Suite

4' 1" x 6' 2" (1.24m x 1.88m) Fitted with a brand new white suite comprising of a concealed cistern W.C. wash hand basin, large shower cubical, towel radiator, tiled walls, extractor fan.

Bathroom

Fitted with a brand new suite comprising panelled bath with mains shower fitted, concealed cistern W.C. wash hand basin, towel radiator, tiled walls with tiling feature. Window to the rear.

Outside

To the front of the property is a large tarmac parking area suitable for 5 or 6 cars. To the right hand side there is access to the bungalow and the rear of the main property. To the rear is a level slate paved patio with external electric point and a small set of steps leading to a lawned area followed by a gravelled section.

Details for 20a Central Avenue

Grey panelled door leading to the entrance lobby with door leading to the shower room. Large utility cupboard with space and plumbing for washing machine. Electric central heating unit. Please note there is a photovoltaic system on the roof to reduce energy costs.

Shower Room

Fitted with a white suite attractively tiled, shower cubicle with Mira shower, low level W.C wash hand basin, extractor, skylight, window to the front.

Kitchen

8' 7" x 8' 8" (2.62m x 2.64m) Newly fitted with a range of base units, built in oven with hob and extractor, skylight. The room opens out to the living room.

Bedroom

14' 10" x 8' 2" (4.52m x 2.49m) Window to the front.

Living Area

16' 2" x 6' 9" (4.93m x 2.06m) French glazed door to the rear, window to the rear.

Outside

Leading out of the the living room is a level very private gravelled garden.