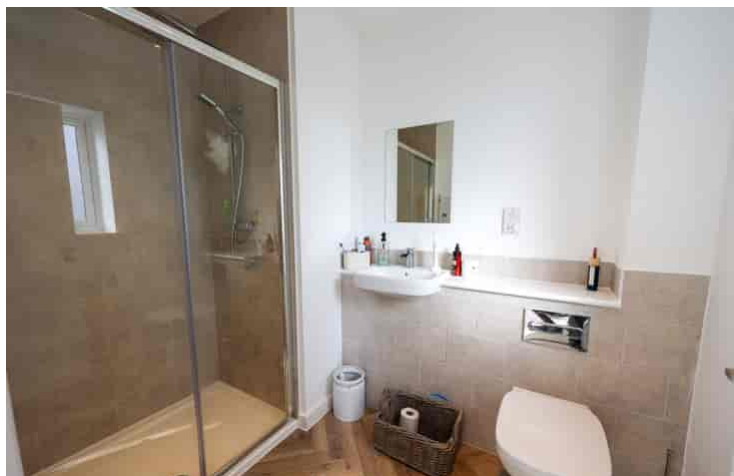


PENN STREET, CARLUDDON, ST AUSTELL

PRICE £350,000



AN ALMOST-NEW, BEAUTIFULLY FINISHED DETACHED 3-BED HOME WITH A BRIGHT OPEN-PLAN LAYOUT. ENERGY-EFFICIENT WITH ELECTRIC HEATING, AIR-SOURCE HOT WATER, AND SOLAR PANELS PLUS BATTERY STORAGE—READY TO MOVE IN WITH NO EXTRA COSTS.

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

Modern, Energy-Efficient & Move-In Ready Built in 2024 and backed by a full 10-year NHBC warranty, this nearly-new detached 3-bedroom home offers spacious, light-filled living in a stylish new development.

The open-plan layout is beautifully finished throughout, with standout features like LVT herringbone flooring across the ground floor and a sleek kitchen packed with integrated appliances and soft-close storage.

Designed for low-cost living, the property includes high-grade insulation, electric heating, air-source hot water, and photovoltaic solar panels with battery storage—cutting energy bills while boosting sustainability.

Upstairs, you'll find three generous bedrooms, including a main suite with en suite shower and access to a large private balcony.

Outside, enjoy a level lawned garden with patio, plus a large attached garage with EV charging point. No upgrades needed—just unpack and enjoy..

This property is subject to an annual maintenance charge of £200.

Room Descriptions

Entrance Lobby

Features include full-length double-glazed side windows for added light, panel radiator, and easy-care vinyl flooring.

Kitchen/Dining Room

5.29m x 4.01m (17'4" x 13'1")
The kitchen is stylishly appointed with recessed spotlights and two front-facing double-glazed windows. It features a full range of soft-close wall and base units, a white ceramic sink with gold taps , and top-tier integrated appliances—including a Bosch double oven, induction hob with extractor, fridge, freezer, dishwasher, and washing machine. An eye-level oven and grill add convenience, while a built-in cupboard discreetly houses the hot water cylinder, consumer unit, inverter, and battery. Finished with LVT flooring, skirting, and a panel radiator, the space flows seamlessly to the staircase leading to the first floor.

Lounge

5.31m x 4.17m (17'5" x 13'8")
This bright, versatile space features recessed spotlights on a dimmer switch, dual aspect double-glazed windows, and a side door that creates a seamless inside-outside flow to the rear garden. It includes two panel radiators, a TV point and vinyl flooring.

Cloakroom

1.70m x 1.37m (5'6" x 4'5")
Recessed spotlights. Wash basin. Heated towel rail. W.C.

Landing

Recessed spotlights. Loft access. Panel radiator.

Bedroom 1

3.99m x 3.35m (13'1" x 10'11")
This room features doors—one opening to a Juliet balcony, the other to a spacious decked balcony—bringing in plenty of natural light and offering seamless indoor-outdoor living. An panel radiator adds comfort. Doors leading into:

En Suite Shower Room

1.82m x 1.74m (5'11" x 5'8")
Recessed spotlights. Frosted double glazed window to the rear aspect. Splashback tiling. Mains fed waterfall shower cubicle. Wash basin. Shaver points. Heated towel

Bedroom 2

4.00m x 2.92m (13'1" x 9'6") A double-glazed door and full-height window open onto a Juliet balcony. Panel radiator.

Bedroom 3

4.00m x 2.22m (13'1" x 7'3")
Double glazed window to the front aspect. Panel radiator.

Bathroom

2.57m x 1.81m (8'5" x 5'11")
Recessed spotlights. Frosted double glazed window to the side aspect. Splash-back tiling. Mains fed Waterfall shower over bath with second shower head. Wash basin. Shaver points. Heated towel rail. W.C. Extractor fan.

Outside

The property boasts a private, enclosed rear garden mainly laid to lawn and bordered by wooden fencing. A patio area, accessible from the lounge, offers the perfect spot for outdoor dining, and there's also a convenient outside tap.

Garage

7.22m x 3.89m (23'8" x 12'9") - Metal up & over door. Multiple plug sockets. Electric car charging point.