






The first floor plan features a large Lounge/Diner and Kitchen at the rear. The front entrance leads into an Entrance Hall with a staircase going up. To the left of the hall is a Utility Room with a Cupboard and a Storm Porch. To the right is a Study and a large Garage. Two Storage areas are located between the Study and the Garage. A central hallway connects the first floor to the second floor.

The image consists of two side-by-side photographs of a bedroom. The left photograph shows a desk area with a computer monitor, a black office chair, and a white storage unit. The right photograph shows a red and black gaming chair, a guitar, and a white storage unit.

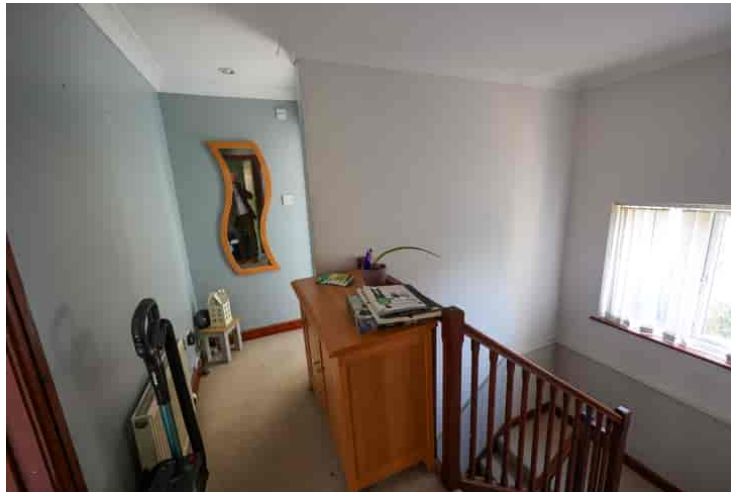






## A two-story semi-detached house with a brown tiled roof and a dormer window. The ground floor is made of red brick and features a white garage door and a front door. A motorcycle is parked in the brick-paved driveway. The upper floor is light-colored with several windows. A wooden fence and a 'TURNING HEAD KEEP CLEAR' sign are visible on the left.



6, Vicarage Hill, St Austell, Cornwall, PL25 5PL  
Email: [sales@moveincornwall.co.uk](mailto:sales@moveincornwall.co.uk) Website: [www.moveincornwall.co.uk](http://www.moveincornwall.co.uk) Telephone: 01726 69933





### The Property

For sale and chain free is this large detached 3/4 bedroom house situated at the end of a cul de sac close to all shops and schools within the immediate area making this an ideal family home. The accommodation in brief comprises of entrance porch, entrance hall, lounge/dining room, kitchen, fourth bedroom/study, utility room/cloakroom, large integral garage and to the first floor, three double bedrooms, family bathroom and en suite shower room. The property enjoys gas fired central heating and double glazed windows. Outside parking to the front, side garden, small rear area and further garden to the right hand side.

### Room Descriptions

#### Lounge/Dining Room

7.13m x 3.88m (23' 5" x 12' 9") With French doors leading to the side garden, four wall lights, window to the rear, door to the hall and kitchen.

#### Kitchen

2.73m x 3.2m (8' 11" x 10' 6") With built in NEFF oven, Bosch microwave, gas NEFF hob, stainless steel extractor, built in dishwasher, built in fridge/freezer, fitted with a good range of base units, door leading to the integral garage, window to the side.

#### Integral Garage

6.09m x 2.93m (20' 0" x 9' 7") Wall mounted Logic gas fired boiler which heats radiators and hot water, door to the side, power and light connected, metal up and over door, access to the roof void.

#### Entrance Hall

Built in hat and coat cupboard, turning staircase to the first floor, half glazed door to the entrance porch, composite part glazed door leading to the front driveway.

#### Utility/Cloakroom

1.6m x 2.29m (5' 3" x 7' 6") Plus door return, wash hand basin, low level W.C. large built in storage cupboard, window to the front, space and plumbing for washing machine, tumble dryer vent.

#### Bedroom 4/Study

3.4m x 2.5m (11' 2" x 8' 2") With built in double wardrobe, window to the front.

#### Landing

With landing window, roof access.

#### Bedroom

3.88m x 2.58m (12' 9" x 8' 6") Window to the rear.

#### Bedroom 2

4.3m x 2.84m (14' 1" x 9' 4") With two windows to the rear.

#### Bedroom 1

4.8m x 3.3m (15' 9" x 10' 10") Plus the bay window, two built in double wardrobe cupboards, door to the en suite.

#### En Suite Shower Room

2.2m x 1.3m (7' 3" x 4' 3") Shower enclosure with mains shower, low level W.C. extractor fan, window to the front.

#### Bathroom

1.99m x 2.32m (6' 6" x 7' 7") Plus door recess, window to the front, panelled bath, low level W.C. extractor fan.

#### Outside

To the front is a tarmac drive providing access to the front door and garage. There is access to both sides of the property to a level side patio garden, a small area to the rear and to the right hand side a level gravelled area.