

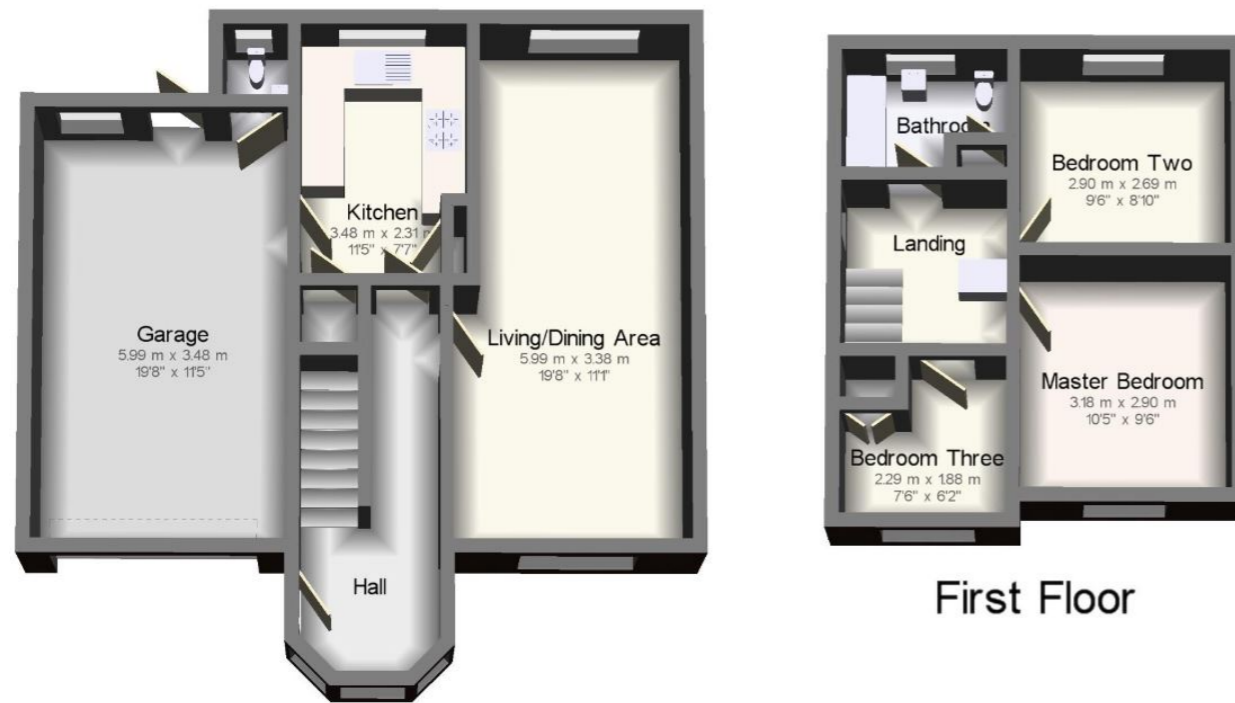
4 KELLOW ROAD, ST DENNIS, ST AUSTELL, CORNWALL PL26 8AN

PRICE £219,950



FOR SALE A WELL PRESENTED SEMI DETACHED MODERN HOME SITUATED IN A POPULAR VILLAGE WITH A GOOD RANGE OF AMENITIES, IDEAL FOR A YOUNG FAMILY OR FIRST TIME BUYERS. THE ACCOMMODATION COMPRISES OF ENTRANCE CONSERVATORY, ENTRANCE HALL, WELL FITTED KITCHEN, LOUNGE/DINING ROOM, THREE BEDROOMS AND BATHROOM, ATTACHED LARGE GARAGE WITH SPACE FOR WHITE GOODS AND A CLOAKROOM. OUTSIDE A PARTICULARLY LARGE GARDEN WITH GRAVELLED PARKING AREA FOR FOUR CARS AND A LEVEL REAR GARDEN WITH COMPOSITE DECKING AND LAWNED AREA.

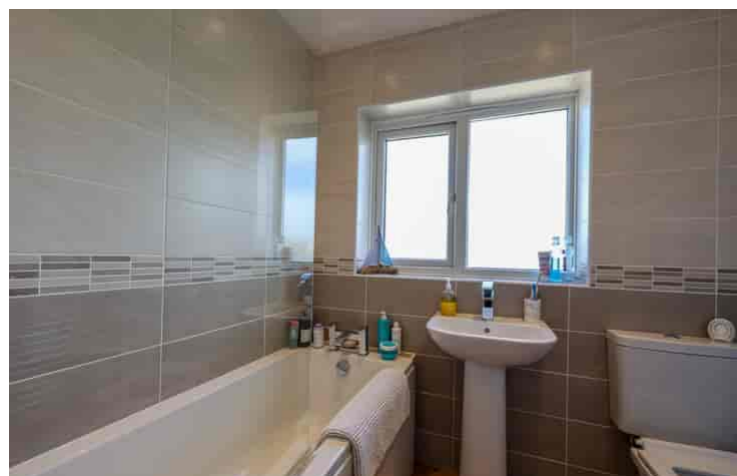
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Ground Floor

First Floor



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The Property

For sale a well presented semi detached modern home situated in a popular village with a good range of amenities, ideal for a young family or first time buyers. The accommodation comprises of entrance conservatory, entrance hall, well fitted kitchen, lounge/dining room, three bedrooms and bathroom, attached large garage with space for white goods and a cloakroom. Outside a particularly large garden with gravelled parking area for four cars and a level rear garden with composite decking and lawned area.

The property benefits from U.p.v.c. double glazed windows and doors.

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. This striking and dramatic scenery can be explored using clearly marked trails for walking, cycling and horse riding. St Dennis is a thriving village located between St Austell and Newquay with good access to the A30, church, primary school, public house and convenience store. 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 conservatory/Porch

2.3m x 1.9m (7' 7" x 6' 3") With half glazed U.p.v.c. door, glass roof, ceramic tiled floor.

Entrance Hall

Which leads off from the conservatory, stairs to the first floor with under stairs cupboard

Lounge/Dining Room

3.4m x 6.1m (11' 2" x 20' 0") Built in fireplace with woodburner, media wall with recess for T.V. and speakers, six illuminated ingelnooks, window to the front and rear, laminate floor, telephone point.

Kitchen

3.44m x 2.3m (11' 3" x 7' 7") useful built in storage area, built in Zanussi double oven, AEG induction hob, extractor fan, built in fridge and separate freezer. The units are finished in a light Oak, recessed low voltage lighting, tiled splashback, window to the rear and door leading into the garage, with utility area and cloakroom. Under stairs cupboard.

Garage

3.55m x 5.28m (11' 8" x 17' 4") Electric remote control roller door, door to W.C. cloakroom, with low level W.C. wash hand basin, window to the rear. Door and window to the rear garden. Work top area with space and plumbing below for washing machine and tumble dryer. Stripe lighting and work bench.

Landing

With roof access, window to the side with open outlook.

Bathroom

2.2m x 1.76m (7' 3" x 5' 9") fitted with a modern white three piece suite providing a panelled bath with electric shower over, low level W.C. wash hand basin, attractive fully tiled walls, recessed spotlights, window to the rear, towel radiator, airing cupboard.

Bedroom 1

3.24m x 2.95m (10' 8" x 9' 8") Window to the front.

Bedroom 2

2.94m x 2.77m (9' 8" x 9' 1") Window to the rear.

Bedroom 3

1.94m x 2.3m (6' 4" x 7' 7") That is maximum although the fitted wardrobe sits over the stair bulkhead, window to the front.

Outside

Number 4 Kellow Road is well set back from the road and enjoys a large mainly gravelled area providing plenty of parking for atleast four cars. there is a lawn area to the side and access to the garage. The rear garden is also a feature providing a spacious area with lawn and patio ideal for garden furniture.