



44 CHAPMANS WAY, ST AUSTELL PL25 4QU

PRICE £333,000



A WELL PRESENTED DETACHED FOUR BEDROOMED HOUSE FAVOURABLY SITUATED WITHIN THIS POPULAR VILLAGE DEVELOPMENT. THE PROPERTY IS PRESENTED IN EXCELLENT DECORATIVE ORDER THROUGHOUT AND WITH NO FORWARD CHAIN OR NEED FOR FURTHER EXPENSE. IN BRIEF THE ACCOMMODATION COMPRISES OF KITCHEN/ BREAKFAST ROOM, DUAL ASPECT LOUNGE, FOUR BEDROOMS, 2 EN SUITES, CLOAKROOM AND FAMILY BATHROOM. OUTSIDE DOUBLE CAR PORT, LEVEL ENCLOSED SUNNY REAR GARDEN.

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 well presented detached four bedroomed house favourably situated within this popular village development. The property is presented in excellent decorative order throughout and with no forward chain or need for further expense. In brief the accommodation comprises of kitchen/ breakfast room, dual aspect lounge, four bedrooms, 2 en suites, cloakroom and family bathroom. Outside double car port, level enclosed sunny rear garden.

This detached house has the benefit of gas central heating and double glazed windows throughout. It is also one of only a few properties on this development that features a double car port which offers three car parking and a lovely enclosed well tended garden to the rear and side. The village is completely central to all shops and amenities St Austell has to offer and would be considered ideal for family occupation.

Room Descriptions

Double Car Port

17m x 16m (55' 9" x 52' 6") Fitted with a range of secure storage lockers, personal door leading to the rear garden, half glazed door leading to the kitchen/dining room.

Kitchen/Dining Room

17' 0" x 8' 1" (5.18m x 2.46m) With window to the side and rear, fitted with a range of wood effect base units and high level cupboards, built in oven Bosch gas hob and extractor, built in Bosch double oven, stainless steel extractor, space and plumbing for washing machine, cupboard with mounted Baxi gas fired boiler which supplies radiators and hot water through the property. Door leading to the entrance hall.

Entrance Hall

With panelled door and two side screens, stairs to the first floor, telephone point, under stairs cupboard, heating control, door to the cloakroom, with low level W.C. wash hand basin, extractor fan.

Lounge

14' 7" x 12' 3" (4.45m x 3.73m) Half glazed door to the side, window to the side and two windows to the rear, two wall lights.

Landing

With airing cupboard housing hot water tank.

Bathroom

Fitted with a white suite comprising low level W.C. wash hand basin, panelled bath with shower mixer attachment, shaver socket window to the front, attractive lighting plinth, partially tiled walls, large mirror, low voltage lighting.

Bedroom 4

5' 6" x 8' 7" (1.68m x 2.62m) Window to the side.

Bedroom 3

8' 3" x 12' 2" (2.51m x 3.71m) Window to the rear.

Bedroom 2

8' 1" x 11' 8" (2.46m x 3.56m) Window to the rear door to the en suite shower room.

En suite Shower room

3' 0" x 8' 1" (0.91m x 2.46m) Shower cubicle with mains shower, low level W.C. wash hand basin, extractor fan.

Second Floor Landing

With small dormer window to the front, eaves storage.

Bedroom 1

12' 4" x 18' 5" (3.76m x 5.61m) With dormer window to the rear and side, fitted wardrobe cupboard, door to the en suite bathroom.

En suite bathroom

5' 1" x 5' 9" (1.55m x 1.75m) Fitted with a white suite comprising panelled bath with shower attachment, low level W.C. wash hand basin, shaver socket, partially tiled walls.

Outside

To the front of the property is the open access to the car port which is brick paved. To the rear of the car port there are large secure storage lockers and a personnel door leading to the garden. To the left of the property is a gate leading into the left hand side of the garden which is nicely enclosed mainly laid to lawn and then leads around to the rear. A goodsized sunny garden.