
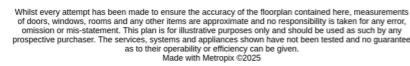


1ST FLOOR



6, Vicarage Hill, St Austell, Cornwall, PL25 5PL
Email: sales@moveincornwall.co.uk Website: www.moveincornwall.co.uk Telephone: 01726 69933



The Property

This well-presented, brick-finished, three-bedroom semi-detached house occupies an excellent position at the edge of this sought-after development, offering stunning coastal and sea views from the first floor. The accommodation includes an entrance lobby, cloakroom, lounge, kitchen/dining room, three bedrooms, and a bathroom. Outside, there is an attached garage and driveway parking. The generous rear garden features a patio area, a raised lawn, and a timber-decked seating area, perfect for outdoor relaxation.

The property benefits from gas-fired central heating, and the kitchen has recently been upgraded with a stylish selection of light grey-fronted units.

Room Descriptions

Entrance hall

With half glazed panelled door, stairs to the first floor, door to the cloakroom.

Cloakroom

With low level W.C. wash hand basin, window to the side. Consumer unit.

Kitchen/Dining Room

14' 11" x 8' 10" (4.55m x 2.69m)
The kitchen features wood-effect laminate flooring and full-glazed French doors to the rear, complemented by full-glazed side screens. A window to the rear allows plenty of natural light. It has recently been refitted with a range of attractive light grey-fronted units, a wood-block effect square-edged work surface, and a striking coloured glass splashback. Additional highlights include space and plumbing for a washing machine, a built-in electric oven, a ceramic hob with a modern extractor above, housing for a tall fridge/freezer, and a corner carousel unit for added storage.

Lounge

15' 8" x 11' 10" (4.78m x 3.61m)
A door leads to the under-stairs cupboard, and the room features an attractive mock fireplace with a wooden surround and marble inset. There is also a window to the front, allowing natural light to fill the space.

Landing

Access to the roof void, access to the roof space.

Bedroom 3

9' 2" x 5' 10" (2.79m x 1.78m)
Window to the rear.

Bedroom 2

8' 10" x 7' 5" (2.69m x 2.26m)
window to the rear.

Bathroom

7' 2" x 5' 8" (2.18m x 1.73m)
The bathroom is fitted with a panelled bath, a mains shower with a waterfall head, and a mixer tap with a shower attachment. It also features a concealed cistern WC, a wash hand basin mounted on a unit with storage below, and tall vertical storage units. A fitted mirror with a wall light above completes the space.

Bedroom 1

12' 4" x 12' 10" (3.76m x 3.91m)
max, The room includes a built-in double wardrobe cupboard, an airing cupboard, and two windows to the front that offer lovely sea views.

Outside

To the front, a tarmac driveway provides access to the attached garage. At the rear, the property boasts a generous garden featuring a brick-paved patio area, which extends around the side of the garage and is bordered by slate chippings. Steps lead to a slightly elevated lawned garden, with a timber-decked patio area to the right. The property boundary is secured with timber fencing. There is also rear access to the garage through a part-glazed personal door. Additional features include a timber garden shed, an outside tap, and a courtesy light.

Garage

18' 3" x 9' 0" (5.56m x 2.74m)
The garage is fitted with a metal up-and-over door, a personal door to the side, and a window to the rear. It has power and lighting connected, along with a wall-mounted Baxi gas-fired boiler that supplies both radiators and hot water. The garage also offers worktop space with plumbing for a washing machine beneath, as well as additional storage space in the pitched roof..