


The floor plan shows a central brown entrance hall with a striped pattern at the front door. To the left of the hall are three bedrooms: Bedroom 1 (top left, yellow), Bedroom 2 (bottom left, yellow), and Bedroom 3 (bottom center, yellow). Bedroom 1 has a light blue ensuite attached to its left wall. To the right of the hall is a light blue bathroom at the top, a grey utility/store room to its right, and a large yellow lounge at the top right. Below the lounge is a yellow kitchen/dining room. A narrow brown hallway runs along the right side of the entrance hall, connecting it to the kitchen/dining room. A small green and yellow striped area labeled 'Liddicoat Company' is located between the entrance hall and the bedrooms. The front door is a large, multi-colored striped archway.

A wide-angle view of the rear garden of a semi-detached house. The garden features a large green lawn, a wooden fence, and a row of tall, narrow evergreen shrubs. A glass greenhouse is visible on the left, and a paved area with outdoor furniture is on the right.









PRICE £350,000



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The Property

For sale and chain free, this deceptively spacious detached bungalow is quietly positioned at the end of a small cul-de-sac, offering a peaceful and private setting. The property is beautifully presented in as-new condition, providing a modern and comfortable living environment. The accommodation features an inviting entrance hall, a bright lounge, and a well-designed kitchen/dining room, ideal for everyday living and entertaining. There are three generous bedrooms, including a principal bedroom with an en suite shower room, along with a large utility cupboard for practical storage and a stylish bathroom. Outside, the home benefits from a tarmac parking space for two cars, a neatly maintained front lawn, and a level, secluded rear garden for relaxation. Underfloor gas-fired central heating ensures year-round warmth, while the windows and doors are UPVC, except for the stylish composite front door. A rare opportunity not to be missed.

St Austell town centre is situated within easy reach and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property

Room Descriptions

Entrance hall

With a striking coloured composite door, sleek low-voltage ceiling lighting, and an RCD unit for modern safety, this home is designed for convenience. The expansive double walk-in utility cupboard offers ample storage space, ideal for a washing machine and household essentials, 1.44m x 1.83m (4' 9" x 6' 0") access to the roof void.

Kitchen/Dining Room

2.89m x 4.12m (9' 6" x 13' 6") A well-fitted kitchen featuring a built-in dishwasher, electric oven, and hob unit with extractor, complemented by a stainless steel splashback. A tall unit neatly houses a fridge/freezer, with additional large storage for practicality. Finished with tiled splashbacks, a front-facing window, and sleek low-voltage ceiling lighting.

Lounge

4.0m x 4.24m (13' 1" x 13' 11") Expansive sliding patio doors seamlessly connect the indoor space to the secluded rear garden, flooding the home with natural light and offering effortless indoor-outdoor living.

Bedroom 1

4.2m x 3.56m (13' 9" x 11' 8") Window to the rear, door to the en suite.

En Suite Shower Room

1.74m x 1.76m (5' 9" x 5' 9") Featuring a corner shower with mains-fed shower, low-level W.C., and a medicine cabinet for added storage. An extractor fan ensures ventilation, while the towel radiator provides warmth and comfort. The space is finished with half-tiled walls, adding a stylish, practical touch.

Bedroom 2

4.2m x 3.021m (13' 9" x 9' 11") Window to the front.

Bedroom 3

3.0m x 2.65m (9' 10" x 8' 8") With window to the front.

Bathroom

2.5m x 2.2m (8' 2" x 7' 3") A bright rear-facing window enhances the space, complemented by an extractor fan for ventilation. The panelled bath features a mains-fed shower with a folding shower screen, surrounded by fully tiled walls for a polished finish. A low-level W.C., wash hand basin, and medicine cabinet provide functionality, while the towel radiator ensures warmth and comfort.

Outside

The front of the property offers tarmac parking for two cars, with potential to expand if needed. A neat level lawn enhances kerb appeal, while gated side access leads to the private rear garden. The rear features a paved patio, small shrub border, and level lawn, creating a relaxed outdoor space. Additional benefits include a small greenhouse, outside tap, and external power, adding practicality to this charming home.