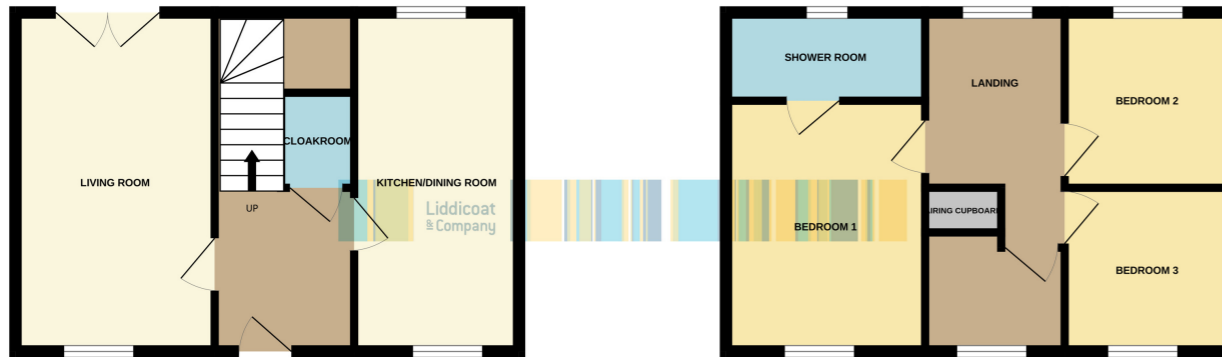


GROUND FLOOR
386 sq.ft. (35.8 sq.m.) approx.

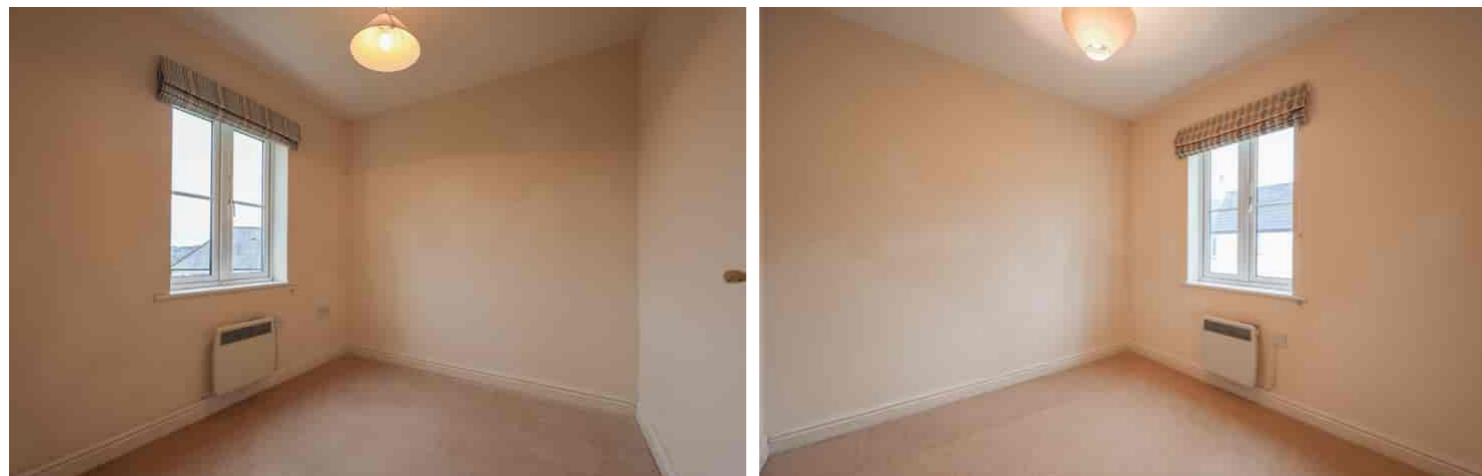
1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GRENVILLE MEADOWS, NANPEAN, ST AUSTELL

PRICE £249,950



AVAILABLE WITH VACANT POSSESSION, NO ONGOING CHAIN IS THIS GENEROUS 3 BEDROOM FAMILY DETACHED HOUSE, POSITIONED WITHIN GRENVILLE MEADOWS, NANPEAN. THE PROPERTY OFFERS GOOD FLEXIBLE ACCOMMODATION WITH LARGE LOUNGE, KITCHEN/DINING ROOM AND MASTER BEDROOM WITH ENSUITE SHOWER ROOM. DRIVEWAY PARKING, GARAGE AND A LARGE REAR SUNNY LAWNED GARDEN OFFERS GREAT FAMILY ACCOMMODATION.

THE PROPERTY IN BRIEF COMPRISES OF AN ENTRANCE HALL, LOUNGE, KITCHEN/DINING ROOM, CLOAKROOM WC, TO THE FIRST FLOOR ARE ALL 3 BEDROOMS, MASTER BEDROOM ENJOYING AN ENSUITE, FAMILY BATHROOM AND AIRING CUPBOARD. OUTSIDE TO THE FRONT IS A LAWNED AREA WITH ACCESS TO THE FRONT DOOR ADJACENT IS PARKING AND GARAGE. TO THE REAR FRENCH DOORS OFF THE LOUNGE OPENING TO AN EXPANSE OF LAWN ENJOYING A SOUTHERLY ASPECT.

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.

6, Vicarage Hill, St Austell, Cornwall, PL25 5PL

Email: sales@moveincornwall.co.uk Website: www.moveincornwall.co.uk Telephone: 01726 69933





Room Descriptions

Entrance Hall

Door to hallway. Doors to lounge, kitchen/diner, cloakroom WC, radiator.

Lounge

16' 1" x 9' 6" (4.90m x 2.89m) A dual aspect bright living room with window to front and French doors to rear. TV aerial socket. Telephone socket. 2 radiators

Kitchen/Dining Room

16' 1" x 7' 10" (4.90m x 2.39m) A divided space. To the rear is a kitchen which offers a range of wall and base units with space for washing machine and fridge. Sink overlooking rear garden, integrated oven with hobs and hood over. The dining space enjoys window to front. Radiator.

Cloakroom

3' 10" x 3' 10" (1.17m x 1.17m) Comprised of a close coupled WC, pedestal wash hand basin and extractor fan.

Landing

Doors off to all 3 bedrooms and family bathroom and airing cupboard housing hot water cylinder. Radiator. Loft hatch.

Bedroom 1

9' 8" x 12' 7" (2.94m x 3.83m) A generous master bedroom with window to front, TV aerial socket, telephone socket and radiator. Door opening through to ensuite.

En Suite Shower Room

3' 1" x 9' 8" (0.94m x 2.94m) Maximum with a patterned glazed window to rear, close coupled WC, pedestal wash hand basin, towel radiator and shower cubicle.

Bedroom 2

8' 1" x 8' 2" (2.46m x 2.49m) Window to front. Radiator.

Bedroom 3

8' 1" x 7' 8" (2.46m x 2.34m) Window to rear. Radiator.

Bathroom

Patterned glazed window to front. Bath with mixer taps and shower head with half-tiled surround splashback, close coupled WC, pedestal wash hand basin, extractor fan.

Garage

17' 8" x 8' 6" (5.38m x 2.59m) Privacy door from garden. Up and over door from front with light and power connected.

Outside

To the front are small grassed verges leading to front door. The main garden is to the rear which is predominantly a large expanse of grass enjoying a southerly/south easterly aspect. Outside tap. Door to garage.

The Property

Available with vacant possession, no ongoing chain is this generous 3 bedroom family detached house, positioned within Grenville Meadows, Nanpean. The property offers good flexible accommodation with large lounge, kitchen/dining room and master bedroom with ensuite shower room. Driveway parking, garage and a large rear sunny lawned garden offers great family accommodation.

The property in brief comprises of an entrance hall, lounge, kitchen/dining room, cloakroom WC, to the first floor are all 3 bedrooms, master bedroom enjoying an ensuite, family bathroom and airing cupboard. Outside to the front is a lawned area with access to the front door adjacent is parking and garage. To the rear French doors off the lounge opening to an expanse of lawn enjoying a southerly aspect.

Nanpean is a popular clay village which has schooling, a convenience shop and countryside walks. The property is a little over 5 miles from St Austell which is the closest town and offers a wide range of amenities including transport links and supermarkets.