

## GLENLEIGH PARK, STICKER, ST AUSTELL

PRICE £185,000



THIS BEAUTIFULLY PRESENTED, MODERN 2-BEDROOM PARK HOME IS LOCATED ON A HIGHLY SOUGHT-AFTER SITE, JUST A STONE'S THROW FROM THE CENTRE OF STICKER VILLAGE, ON THE WESTERN SIDE OF ST AUSTELL, OFFERING EASY ACCESS TO TRURO. READY FOR IMMEDIATE OCCUPANCY WITH NO ADDITIONAL EXPENSE, THIS WELL-PLANNED AND SPACIOUS HOME OFFERS GENEROUS PROPORTIONS THROUGHOUT. THE ACCOMMODATION INCLUDES A LARGE L-SHAPED LOUNGE/DINING AREA, A WELL-FITTED KITCHEN, A UTILITY ROOM, AND TWO COMFORTABLE BEDROOMS. THE MASTER BEDROOM FEATURES AN EN SUITE BATHROOM, A WALK-IN WARDROBE, AND ADDITIONAL WARDROBE AND STORAGE SPACE. A WELL-APPOINTED MAIN SHOWER ROOM COMPLETES THE INTERIOR. THE PROPERTY BENEFITS FROM GAS CENTRAL HEATING AND INCLUDES AN OUTSIDE PARKING SPACE, A LOW-MAINTENANCE PAVED GARDEN, AND AN ARTIFICIAL GRASS AREA. WITH THE REMAINDER OF A 10-YEAR GUARANTEE (AS THE HOME WAS SITED IN 2016), YOU CAN ENJOY PEACE OF MIND AND REASSURANCE FOR THE YEARS AHEAD.

**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.

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### The Property

This beautifully presented, modern 2-bedroom park home is located on a highly sought-after site, just a stone's throw from the centre of Sticker village, on the western side of St Austell, offering easy access to Truro. Ready for immediate occupancy with no additional expense, this well-planned and spacious home offers generous proportions throughout. The accommodation includes a large L-shaped lounge/dining area, a well-fitted kitchen, a utility room, and two comfortable bedrooms. The master bedroom features an en suite bathroom, a walk-in wardrobe, and additional wardrobe and storage space. A well-appointed main shower room completes the interior. The property benefits from gas central heating and includes an outside parking space, a low-maintenance paved garden, and an artificial grass area. With the remainder of a 10-year guarantee (as the home was sited in 2016), you can enjoy peace of mind and reassurance for the years ahead.

### Room Descriptions

#### Entrance hall

Half glazed panelled Upvc door, two built in storage cupboards, central heating control.

#### Utility Room

4' 10" x 9' 0" (1.47m x 2.74m) Well fitted with a range of light wood effect storage units, sink unit with mixer tap, space and plumbing for washing machine, cupboard housing a Potterton LPG gas boiler which supplying heating and hot water, small paned Upvc door leading to the rear garden.

#### Kitchen

9' 0" x 7' 10" (2.74m x 2.39m) Window to the rear, a well fitted kitchen with built in fridge and freezer, Bosch electric oven, gas four ring hob unit with extractor canopy over, tiled splashback doorway leading through to the dining area.

#### Lounge/Dining room

19' 0" x 17' 10" (5.79m x 5.44m) Max with two windows to the side and one to the front, mock fireplace with electric pebble fire.

#### Bedroom 1

9' 0" x 10' 6" (2.74m x 3.20m) Window to the rear, walk in wardrobe 5' 7" x 3' 10" (1.70m x 1.17m) with shelves and hanging space, also fitted with an excellent range of fitted wardrobe storage and drawers.

#### En Suite Shower room

5' 6" x 5' 0" (1.68m x 1.52m) Vertical towel radiator, vanity unit with mixer tap and cupboards below, low level W.C. shower cubicle, fully tiled walls, window to the front.

#### Bedroom 2

9' 6" x 10' 0" (2.90m x 3.05m) Window to the front, fitted triple wardrobe plus vanity unit with drawers.

#### Shower room

6' 6" x 6' 3" (1.98m x 1.91m) Fitted with concealed cistern W.C. vanity unit with cupboards below, vertical shelved storage, fully tiled walls, walkin shower enclosure with shower having two shower heads, vertical towel radiator.

#### Outside

To the front, you'll find a level, enclosed gravel garden area, bordered by fencing, along with an allocated parking space to the right-hand side. The rear garden is thoughtfully designed, featuring a patio and an area of artificial grass. Additionally, there is a very practical storage unit. For added convenience and security, courtesy lighting is provided at both the front and rear of the property.