

PENN STREET, CARLUDDON, ST AUSTELL

PRICE £350,000



AN ALMOST-NEW, BEAUTIFULLY FINISHED DETACHED 3-BED HOME WITH A BRIGHT OPEN-PLAN LAYOUT. ENERGY-EFFICIENT WITH ELECTRIC HEATING, AIR-SOURCE HOT WATER, AND SOLAR PANELS PLUS BATTERY STORAGE—READY TO MOVE IN WITH NO EXTRA COSTS.

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The Property

Modern, Energy-Efficient & Move-In Ready Built in 2024 and backed by a full 10-year NHBC warranty, this nearly-new detached 3-bedroom home offers spacious, light-filled living in a stylish new development.

The open-plan layout is beautifully finished throughout, with standout features like LVT herringbone flooring across the ground floor and a sleek kitchen packed with integrated appliances and soft-close storage.

Designed for low-cost living, the property includes high-grade insulation, electric heating, air-source hot water, and photovoltaic solar panels with battery storage—cutting energy bills while boosting sustainability.

Upstairs, you'll find three generous bedrooms, including a main suite with en suite shower and access to a large private balcony.

Outside, enjoy a level lawned garden with patio, plus a large attached garage with EV charging point. No upgrades needed—just unpack and enjoy..

This property is subject to an annual maintenance charge of £200.

Room Descriptions

Entrance Lobby

Features include full-length double-glazed side windows for added light, panel radiator, and easy-care vinyl flooring.

Kitchen/Dining Room

5.29m x 4.01m (17'4" x 13'1")
The kitchen is stylishly appointed with recessed spotlights and two front-facing double-glazed windows. It features a full range of soft-close wall and base units, a white ceramic sink with gold taps , and top-tier integrated appliances—including a Bosch double oven, induction hob with extractor, fridge, freezer, dishwasher, and washing machine. An eye-level oven and grill add convenience, while a built-in cupboard discreetly houses the hot water cylinder, consumer unit, inverter, and battery. Finished with LVT flooring, skirting, and a panel radiator, the space flows seamlessly to the staircase leading to the first floor.

Lounge

5.31m x 4.17m (17'5" x 13'8")
This bright, versatile space features recessed spotlights on a dimmer switch, dual aspect double-glazed windows, and a side door that creates a seamless inside-outside flow to the rear garden. It includes two panel radiators, a TV point and vinyl flooring.

Cloakroom

1.70m x 1.37m (5'6" x 4'5")
Recessed spotlights. Wash basin. Heated towel rail. W.C.

Landing

Recessed spotlights. Loft access. Panel radiator.

Bedroom 1

3.99m x 3.35m (13'1" x 10'11")
This room features doors—one opening to a Juliet balcony, the other to a spacious decked balcony—bringing in plenty of natural light and offering seamless indoor-outdoor living. An panel radiator adds comfort. Doors leading into:

En Suite Shower Room

1.82m x 1.74m (5'11" x 5'8")
Recessed spotlights. Frosted double glazed window to the rear aspect. Splashback tiling. Mains fed waterfall shower cubicle. Wash basin. Shaver points. Heated towel

Bedroom 2

4.00m x 2.92m (13'1" x 9'6") A double-glazed door and full-height window open onto a Juliet balcony. Panel radiator.

Bedroom 3

4.00m x 2.22m (13'1" x 7'3")
Double glazed window to the front aspect. Panel radiator.

Bathroom

2.57m x 1.81m (8'5" x 5'11")
Recessed spotlights. Frosted double glazed window to the side aspect. Splash-back tiling. Mains fed Waterfall shower over bath with second shower head. Wash basin. Shaver points. Heated towel rail. W.C. Extractor fan.

Outside

The property boasts a private, enclosed rear garden mainly laid to lawn and bordered by wooden fencing. A patio area, accessible from the lounge, offers the perfect spot for outdoor dining, and there's also a convenient outside tap.

Garage

7.22m x 3.89m (23'8" x 12'9") -
Metal up & over door. Multiple plug sockets. Electric car charging point.