



ROSLYN CLOSE, ST AUSTELL

PRICE £325,000



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FOR SALE WITH NO ONWARD CHAIN, THIS VERSATILE FOUR-BEDROOM DETACHED HOUSE IS SET IN A POPULAR, ESTABLISHED RESIDENTIAL AREA CLOSE TO SHOPS AND SCHOOLS. IDEAL FOR FAMILY LIVING, THE PROPERTY OFFERS SCOPE FOR IMPROVEMENT AND FEATURES AN ENTRANCE HALL, LOUNGE, DINING ROOM, CONSERVATORY, KITCHEN, INTEGRAL GARAGE, FOUR BEDROOMS, BATHROOM, AND SEPARATE W.C. OUTSIDE, ENJOY A LEVEL, PRIVATE REAR GARDEN—PERFECT FOR RELAXING OR ENTERTAINING.



The Property

Offered for sale with no onward chain, this spacious four-bedroom detached house is ideally located in a popular and well-established residential area, just a short distance from local shops and schools—making it a smart choice for family buyers. The home provides gas central heating and benefits from UPVC double glazing to most windows and doors. Inside, the layout is both generous and adaptable. The ground floor comprises an entrance hall, lounge, separate dining room, bright conservatory, kitchen, and an integral garage. Notably, there's scope for a ground-floor bedroom, enhancing flexibility for multi-generational living or work-from-home needs. Upstairs, you'll find four well-proportioned bedrooms, a family bathroom, and a separate W.C. The accommodation also offers potential to create an additional bedroom in the roof area, subject to the necessary building regulation consents—ideal for those looking to future proof their space. To the rear, a level and private garden offers a peaceful outdoor retreat, perfect for entertaining, play, or simply unwinding.

Room Descriptions

Entrance Hall

With a recessed open porch area with Aluminium full glazed door, stairs to the first floor with under stairs recess, fitted deep storage cupboard with a Baxi gas fired boiler supplying radiators and hot water, door to the integral garage.

Lounge

5m x 3.65m (16' 5" x 12' 0") Plus a bay window to the front, second window to the front and window to the side, a natural slate open fireplace with stonework extending to one side and living flame effect gas fire fitted.

Bedroom 4

2.5m x 2.9m (8' 2" x 9' 6") Window to the rear

Dining Room

2.78m x 2.9m (9' 1" x 9' 6") With sliding Upvc patio door leading to the conservatory

Conservatory

2.8m x 2.58m (9' 2" x 8' 6") Finished in Upvc with a pitched glass roof, half glazed door to the garden and fitted blinds.

Kitchen

3.98m x 2.02m (13' 1" x 6' 8") with full glazed Upvc door leading to a recessed porch, window to the rear and side, there is a selection of fitted wood fronted units, built in oven, gas hob unit extractor above and tiled splashback, space and plumbing for a washing machine, space for fridge.

Integral Garage

5.35m x 2.5m (17' 7" x 8' 2") With window to the side, fuse box and electric meter, up and over door to the front driveway.

Landing

3.6m x 2.5m (11' 10" x 8' 2") Velux double glazed skylight light, door leading through to the roof area. This area has the potential to convert into a further bedroom. Airing cupboard with factory lagged tank.

Bedroom 1

3.54m x 5.07m (11' 7" x 16' 8") With triple aspect windows to the front.

Bedroom 2

2.75m x 3.2m (9' 0" x 10' 6") Window to the side, built in storage cupboard.

Bedroom 3

2.6m x 2.35m (8' 6" x 7' 9") Plus door recess, window to the rear, built in wardrobe cupboard.

Bathroom

Fitted with a panelled bath, wash hand basin, low level W.C., fully tiled walls, Triton electric shower.

W.C.

With partially tiled walls, window to the side.

Outside

To the front of the property is a small brick paved driveway leading to the garage and a pathway to the right hand side leading to the rear entrance. There is a front garden with lawn and a shrub border. The rear garden has two paved patio areas around the conservatory a level lawn and a wide variety of shrubs to the rear and the side boundary providing a great deal of privacy.