

46 PORTHPEAN ROAD, ST AUSTELL, CORNWALL PL25 4PJ

PRICE £295,000



FOR SALE A SUBSTANTIAL STONE FRONTED SEMI DETACHED VICTORIAN HOUSE SITUATED ON THE LEVEL AND WITHIN IMMEDIATE ACCESS TO THE LOCAL SHOPS AND SCHOOLS. THIS LARGER PROPERTY IS IDEAL FOR FAMILY OCCUPATION OFFERING FOUR BEDROOMS AND TWO RECEPTION ROOMS PLUS A REAR CONSERVATORY AND SMALL UTILITY/WC. THERE IS PARKING TO THE FRONT AND REAR ACCESS TO A BLOCK BUILT GARAGE ALONG A SMALL LANE. THE GARDEN IS ALSO OF GENEROUS PROPORTIONS AND LEVEL BEING ENCLOSED AND CHILD FRIENDLY.

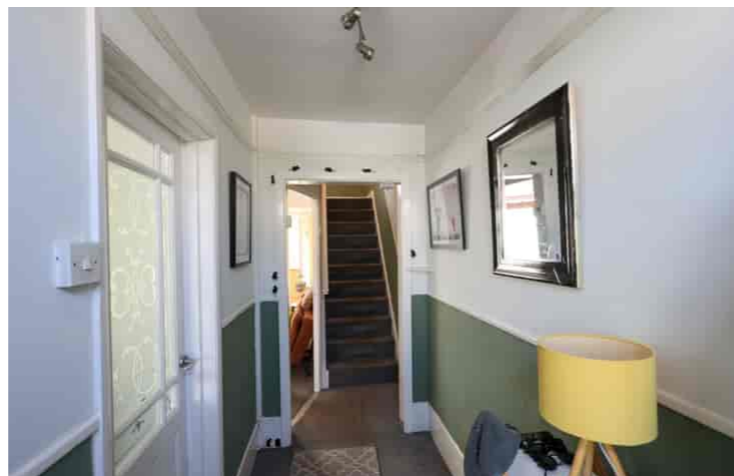
GROUND FLOOR

1ST FLOOR

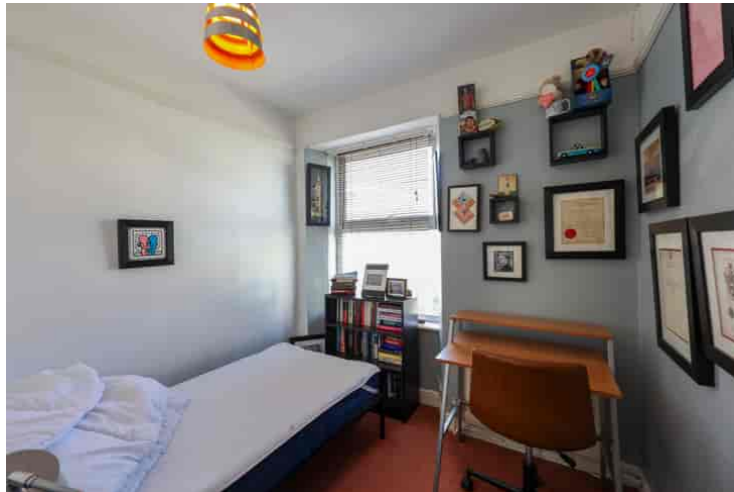
2ND FLOOR



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### The Property

For sale a substantial stone fronted semi detached Victorian house situated on the level and within immediate access to the local shops and schools. This larger property is ideal for family occupation offering four bedrooms and two reception rooms plus a rear conservatory and small utility/WC. There is parking to the front and rear access to a block built garage along a small lane. The garden is also of generous proportions and level being enclosed and child friendly.

The accommodation in brief comprises of Entrance hall, lounge, dining room, kitchen, conservatory, utility/WC, land four bedrooms and bathroom. The property benefits from gas central heating

### Room Descriptions

#### Dining Room

13' 7" x 12' 3" (4.14m x 3.73m)  
Recess for the original fireplace with built in cupboards either side of the chimney breast, under stair cupboard two wall lights, half glazed door to the kitchen.

#### Kitchen

7' 8" x 8' 9" (2.34m x 2.67m) With ceramic tiled floor, part glazed stable door to the conservatory, built in double oven, four ring gas hob unit with splashback, solid wood work surface with Belfast sink unit, tiled splashback, window to the rear, space and plumbing for a washing machine.

#### Conservatory

13' 6" x 9' 7" (4.11m x 2.92m) With French doors leading to the rear, door leading to the utility/WC. 7' 8" x 4' 7" (2.34m x 1.40m) with space for washing machine and tumble dryer, low level WC.

#### Outbuilding

9' 3" x 6' 8" (2.82m x 2.03m)  
Constructed of block and stone.

#### Garage

16' 4" x 12' 0" (4.98m x 3.66m)  
Wooden doors, power and light. door to the side.

#### Lounge

13' 3" x 9' 8" (4.04m x 2.95m) Plus the bay window, attractive natural slate open fireplace, half glazed door to the hall.

#### Entrance Hall

With half glazed leaded light door UPVC door to the hall, stairs leading to the first floor.

#### Landing

Small half landing to the bathroom leading to the main landing with door leading to an enclosed staircase leading to the second floor and fourth bedroom.

#### Bathroom

9' 0" x 7' 8" (2.74m x 2.34m) Fitted with a modern White suite with separate shower cubicle with a Triton shower, Built in airing cupboard, panelled bath, low level WC, was hand basin, low voltage lighting, window to the rear.

#### Bedroom 1

11' 8" x 9' 10" (3.56m x 3.00m)  
With window to the rear.

#### Bedroom 3

7' 8" x 9' 2" (2.34m x 2.79m)  
Window to the front.

#### Bedroom 2

12' 3" x 9' 4" (3.73m x 2.84m)  
Window to the front.

#### Bedroom 4

17' 5" x 13' 6" (5.31m x 4.11m)  
Situated on the second floor with 2 velux windows to the rear, two eaves storage areas, storage over the stairwell

#### Outside

To the front is parking for 2/3 cars and to the rear a large level lawned garden with outbuilding and garage accessed from a small private lane.