



**45 GWINDRA ROAD, ST STEPHEN, ST AUSTELL, CORNWALL
PL26 7LB**

PRICE £450,000



A DECEPTIVELY SPACIOUS DETACHED NON ESTATE PROPERTY OCCUPYING A HIGHLY DESIRABLE VILLAGE LOCATION SET BACK FROM THE ROAD AND WITHIN EASY WALKING DISTANCE OF THE VILLAGE SHOPS AND SCHOOLS. ALTHOUGH THE ACCOMMODATION IS MAINLY ON ONE LEVEL THERE IS A LOWER GROUND FLOOR AREA WHICH PROVIDES A DOUBLE BEDROOM AND ON SUITE SHOWER ROOM FOR EXTRA FLEXIBILITY, PLUS ACCESS TO A LARGE INTEGRAL GARAGE AND EXTENSIVE WORKSHOP AREA. THE ACCOMMODATION IN BRIEF COMPRISES OF ENTRANCE LOBBY, LOUNGE, SEPARATE DINING AREA, WELL FITTED KITCHEN, INNER HALL, THREE DOUBLE BEDROOMS, WET ROOM, REAR LOBBY, LOWER FLOOR WITH DOUBLE BEDROOM AND EN SUITE SHOWER ROOM.

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.



The Property

A deceptively spacious detached non estate property occupying a highly desirable village location set back from the road and within easy walking distance of the village shops and schools. Although the accommodation is mainly on one level there is a lower ground floor area which provides a double bedroom and en suite shower room for extra flexibility, plus access to a large integral garage and extensive workshop area. The accommodation in brief comprises of Entrance lobby, lounge, separate dining area, well fitted kitchen, inner hall, two double bedrooms, shower room, rear lobby, lower floor with double bedroom and en suite shower room.

This property is well presented throughout and enjoys spacious living areas, a well fitted kitchen and access to the spacious sun terrace at the rear overlooking open fields. Parking is provided to the front side and rear of the property for many vehicles. The main garage is integral to the property and extends underneath the property to form an extensive workshop area or for storage.

Room Descriptions

Front Entrance Lobby

1.1190m x 1.21m (3' 8" x 4' 0")
Part glazed composite door, alarm control, part glazed Oak door to the kitchen, tiled floor continuing to the kitchen.

Kitchen

3.7m x 3.795m (12' 2" x 12' 5")
Attractive tiled floor, excellent range of units with aged wood fronted base units and high level cupboards, fitted Hotpoint double oven, four ring gas hob with stainless steel splashback, extractor, wine rack, built in dishwasher, display high level glazed cabinets, window to the front with inbuilt blind, door to the inner hallway.

Dining Area

7.24m x 2.61m (23' 9" x 8' 7") with radiator, large window to the rear, opens out to the kitchen and lounge areas, door leading to the inner lobby.

Lounge

3.23m x 5.96m (10' 7" x 19' 7")
Large U.p.v.c. window to the front with built in blind, vertical slatted radiator, U.p.v.c. patio doors leading to the rear sun terrace.

Sun Deck Patio

4.927m x 4.5m (16' 2" x 14' 9")
Finished with a wood effect hardwearing floor and glass and stainless steel balustrade overlooking to the rear gardens and fields beyond.

Bedroom 1

3.522m x 3.595m (11' 7" x 11' 10")
With window to the rear and side with excellent views over the fields, built in double wardrobe.

Wet Room

2.58m x 1.721m (8' 6" x 5' 8")
With attractive tiled wall and floor, shower area with glass screen, built in shower head, extractor unit, low voltage lighting, vanity basin with cupboards below, concealed cistern W.C. illuminated mirror, window to the side.

Bedroom 2

2.938m x 3.086m (9' 8" x 10' 1")
Built in double wardrobe, access to the roof void, window to the front with fitted blinds.

Inner Hallway

Finished with an Oak wood flooring, low voltage lighting, walkin airing cupboard, Wall mounted Grant oil fired boiler supplying radiators and hot water. Rear lobby with part glazed door and stairs leading to the lower ground floor.

Lower Ground Floor

With door to the integral garage and door to the bedroom.

Bedroom 3

3.67m x 3.527m (12' 0" x 11' 7")
With full panelled U.p.v.c. door leading to the rear. Window to the rear, door leading into the en suite shower room,

En Suite shower room

2.168m x 1.34m (7' 1" x 4' 5")
Fitted with a whitew suite comprising a concealed cistern low level W.C. vanity unit with cupboards built in, corner shower unit with electric Mira shower, towel radiator, large walkin wardrobe cupboard.

Integral Garage

4.665m x 4.3m (15' 4" x 14' 1")
With electric remote control door, with power and light, sink unit with water supply, Further store/workshop area measures 6.553m x 2.793m (21' 6" x 9' 2"), plus a door into the sub floor area for more storage .

Outside

To the front we have a large tarmac parking area with level lawned area and side driveway leading to the rear garden where there is even more parking. Beyond the parking is an astro turf lawn. The sun deck is finished with a part rendered block glass and stainless steel wall which leads of from the lounge, this measures. 4.927m x 4.5m (16' 2" x 14' 9")