

GROUND FLOOR  
500 sq.ft. (46.5 sq.m.) approx.

1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 907 sq.ft. (84.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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THORNPARK ROAD, ST AUSTELL

PRICE £295,000



OFFERED WITH NO ONWARD CHAIN AND READY TO MOVE STRAIGHT INTO, THIS IMPRESSIVE, RECENTLY RENOVATED THREE-BEDROOM DETACHED 1920S FAMILY HOME BLENDS CHARACTER WITH MODERN COMFORT, FEATURING CENTRAL HEATING AND DOUBLE GLAZING THROUGHOUT.

**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

This charming 1920s detached home is ideally positioned on the eastern side of St Austell, offering a perfect blend of character and modern convenience. Recently refurbished throughout, the property has been thoughtfully updated to provide comfortable and stylish family living.

The accommodation is well laid out, comprising a welcoming lounge, a separate dining room, and a beautifully refitted kitchen/breakfast room—ideal for both everyday living and entertaining. A practical utility room and ground floor WC add further convenience.

Upstairs, the property offers three well-proportioned bedrooms along with a family bathroom, all presented in excellent decorative order.

The home benefits from newly installed gas central heating and double glazing, ensuring efficiency and comfort. Outside, there is off-road parking, a garage, and a generous garden, perfect for families or those who enjoy outdoor space.

Situated in a convenient town location, the property is within easy reach of local amenities, schools, and transport links, making it an excellent choice for a wide range of buyers.

### Room Descriptions

#### Entrance Hall

Double glazed door to front. stairs to the first floor. Victorian style mosaic tiled floor. Radiator. Doors to:-

#### Dining Room

12' 5" x 11' 6" (3.78m x 3.51m)  
Window to the front, tiled open fireplace, radiator.

#### Lounge

11' 5" x 12' 5" (3.48m x 3.78m)  
Plus double glazed bay window to the front, Slate tiled open fireplace, radiator.

#### Kitchen/breakfast room

9' 5" x 8' 7" (2.87m x 2.62m) plus the second area 7' 3" x 7' 7" (2.21m x 2.31m), With part glazed U.p.v.c. door to the rear, double glazed window to the side and velux type roof light. Radiator. Access to the under stair cupboard. Recently refitted with a quality range of cupboards and drawers with wood worktops over. Inset stainless steel sink unit with mixer tap. Inset electric hob. Fitted eye level electric oven. Tiled walls. Door to;

#### Rear Lobby/Utility area

with door to rear garden and further door to;

#### Cloakroom

With WC with high level cistern.

#### Landing

With landing window and airing cupboard housing a recently installed Glow worm gas fired central heating boiler. Doors to:-

#### Bathroom

5' 9" x 8' 0" (1.75m x 2.44m) with partly tiled walls and fitted with panelled bath, electric shower over, low level W.C. wash hand basin, Double glazed window to the side.

#### Bedroom 1

12' 4" x 11' 6" (3.76m x 3.51m)  
Double glazed bay window to the front. Radiator.

#### Bedroom 2

11' 7" x 12' 4" (3.53m x 3.76m) narrowing to 7'7" with window to the front and side, tiled fireplace (not functional). Radiator.

#### Bedroom 3

8' 8" x 7' 8" (2.64m x 2.34m)  
Double glazed window to the front. Radiator.

#### Outside

A level, enclosed front garden is framed by mature trees, creating a private, leafy setting. A side driveway sweeps around to the rear, giving access to an attached garage.

The rear garden is generous in size, level, and ideal for family living or entertaining.