

GROUND FLOOR
968 sq.ft. (89.9 sq.m.) approx.

1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1518 sq.ft. (141.0 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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1 LAMORNA PARK, ST AUSTELL PL25 3SX

PRICE £435,000



FOR SALE A DETACHED 4 BEDROOM FAMILY HOME SITUATED IN A SMALL CUL DE SAC ON THIS POPULAR RESIDENTIAL DEVELOPEMENT LYING CLOSE TO LOCAL SHOPS AND SCHOOLS. THE ACCOMMODATION OFFERS VERSATILE ACCOMMODATION WHICH COMPRISES OF ENTRANCE HALL, LOUNGE, STUDY/BEDROOM 5. KITCHEN WITH SEPARATE DINING AREA, UTILITY ROOM, CLOAKROOM, FOUR BEDROOMS, MAIN BATHROOM AND EN SUITE SHOWER ROOM. OUTSIDE A DETACHED DOUBLE GARAGE, PARKING AND A GENEROUS GARDEN WITH LAWN, RAISED SUN DECK PATIO AND LOWER PAVED PATIO AREA.



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

For sale a detached 4 bedroom family home situated in a small cul de sac on this popular residential development lying close to local shops and schools. The accommodation offers versatile accommodation which comprises of Entrance hall, lounge, study/bedroom 5. kitchen with separate dining area, utility room, cloakroom, four bedrooms, main bathroom and en suite shower room. Outside a detached double garage, parking and a generous garden with lawn, raised sun deck patio and lower paved patio area.

The property also benefits from gas fired central heating and UPVC double glazed windows.

Room Descriptions

Lounge

20' 2" x 11' 2" (6.15m x 3.40m) A dual aspect room with French doors and side screen to the rear, bay window to the front, fireplace with marble backing and hearth and wooden surround, light on dimmer switch.

Entrance Hall

With part glazed door, stairs to the first floor, under stairs cupboard, door to the cloakroom.

Cloakroom

With low level W.C. wash hand basin, window to the front.

Kitchen

10' 3" x 8' 7" (3.12m x 2.62m) Fitted with Maple wood fronted units, built in electric oven and four ring gas hob unit with extractor above, window to the side, tiled splashback, sink unit. Door leading to the utility room.

Dining Area

9' 3" x 8' 7" (2.82m x 2.62m) French doors leading to the rear timber decked patio.

Utility Room

7' 2" x 5' 3" (2.18m x 1.60m) With half glazed door leading to the garden, worktop space with space and plumbing for washing machine and tumble dryer, extractor fan, space for fridge/freezer.

Study/Bedroom 5

9' 7" x 10' 3" (2.92m x 3.12m) Fitted with a range of floor mounted storage units, window to the rear.

Landing

With landing window and access to the roof void.

Bedroom 1

13' 10" x 11' 8" (4.22m x 3.56m) With built in triple wardrobe cupboard, window to the rear, door leading to the en suite.

En suite shower room

5' 9" x 6' 2" (1.75m x 1.88m) Window to the front, white three piece suite with mains shower attachment, extractor fan.

Bedroom 2

10' 8" x 9' 6" (3.25m x 2.90m) Plus door recess, fitted double wardrobe, window to the front.

Bedroom 3

9' 1" x 8' 7" (2.77m x 2.62m) Measured to the fitted triple wardrobes.

Bedroom 4

7' 3" x 8' 6" (2.21m x 2.59m) window to the front, light on dimmer switch

Bathroom

12' 8" x 5' 10" (3.86m x 1.78m) Airing cupboard with shelving, panelled bath with mixer tap, low level W.C. wash hand basin, window to the rear,

Double Garage

17' 2" x 17' 6" (5.23m x 5.33m) Fitted with twin up and over door, power and light, personnel door to the side,

Outside

The property is approached from the cul de sac to the side where there is access to the brick paved parking area and double garage. The garden is an undoubted feature of this property providing a good degree of privacy and space. The garden area wraps around the property to the rear and side and has been attractively landscaped to provide a large area of lawn and raised timber sun deck and a lower level more enclosed paved patio area ideal for outdoor entertaining.