






The floor plan shows a two-story house. The ground floor (left) features a large Lounge, a Kitchen/Diner, and a Hallway with stairs leading up and down. The first floor (right) includes three bedrooms (Bedroom One, Bedroom Two, and Bedroom Three), a Landing with stairs leading up and down, and a Bathroom. A central corridor connects the two floors.

## A photograph of a two-story brick house with a large green lawn in the foreground. The house has multiple windows, some with white frames, and a wooden fence runs along the side. A large bush is visible on the left side of the house.



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### The Property

Tucked away in a quiet cul-de-sac, this modern three-bedroom semi-detached home enjoys a desirable open outlook to the front and a smart, low-maintenance pointed brick façade. Thoughtfully set back from the road, it offers both privacy and curb appeal. Step inside to a welcoming entrance lobby leading to a lounge with an inviting open fireplace—perfect for cosy evenings. The well-proportioned kitchen/dining room provides an ideal space for family meals and entertaining. Upstairs, the home features three comfortable bedrooms and a neatly appointed family bathroom. Outside, there's a private driveway and garage, an enclosed rear south facing garden ideal for relaxing or outdoor dining, and a generous open garden to the front, enhancing the property's sense of space.

The property enjoys gas central heating and Upvc double glazed windows and doors. This property would be ideal for a couple or young family with a quiet traffic lite location close to schools, shops and the local dog friendly beach which is half a mile away.

Par is a coastal village, nestled between St Austell and Fowey. It has a long sandy beach, scenic coastal walks, and a relaxed atmosphere ideal for families and holidaymakers. Local amenities include shops, pubs, a railway station with direct links to London, and proximity to major attractions such as the Eden Project and The Lost Gardens of Heligan.

### Room Descriptions

#### Entrance Lobby

With a leaded light stained glass door, stairs to the first floor.

#### Lounge

4.4m x 3.8m (14' 5" x 12' 6")  
Window to the front, vertical radiator, under stairs cupboard, door to the front lobby. Open fireplace with a flame effect gas fire.

#### Kitchen/dining Room

4.7m x 3.3m (15' 5" x 10' 10")  
Stylish kitchen/diner with glazed UPVC entry, wood-effect LVT flooring, white-fronted units, built-in oven/hob, and rear window. Features include splashback tiling, storage cupboard, and plumbing for laundry—flowing seamlessly into the lounge.

#### Landing

With window to the side, access to the roof void, airing cupboard with a Baxi combination boiler supplying radiator and hot water.

#### Bedroom 1

2.85m x 4.3m (9' 4" x 14' 1")  
Window to the rear.

#### Bedroom 2

3.4m x 2.57m (11' 2" x 8' 5")  
Window to the front. Built in cupboard.

#### Bedroom 3

2.4m x 2.1m (7' 10" x 6' 11")  
Window to the front.

#### Bathroom

2.0m x 1.6m (6' 7" x 5' 3") fitted with a modern suite comprising of an panelled bath integrated wall mounted taps, and shower fitting with two headed shower heads, concealed cistern W.C. plinth mounted wash hand basin, tiled floor, partially tiled wall, vertical towel radiator, recessed lighting.

#### Garage

18' 6" x 8' 6" (5.64m x 2.59m) With metal up and over door, power and light connected.

#### Outside

The property is approached from the rear into the cul de sac. There is a driveway for parking which provides access to the drive. There is an enclosed south facing rear garden with close boarded wooden fencing and an easy to maintain tiled flooring with a feature seating area and raised shrub border beyond.