



BORLASE CRESCENT, ST AUSTELL

PRICE £289,950



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OFFERED FOR SALE AND CHAIN FREE THIS STYLISH SEMI-DETACHED HOME, IDEALLY POSITIONED ON ST AUSTELL'S SOUGHT-AFTER SOUTHERN SIDE, OFFERING EASY ACCESS TO CHARLESTOWN AND PORTHPEAN BEACHES. WELL-PRESENTED THROUGHOUT, IT FEATURES GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, AND A GENEROUS REAR GARDEN WITH NO IMMEDIATE NEIGHBOURS TO THE REAR. LOCAL SCHOOLS AND SHOPS ARE ALL CLOSE AT HAND, MAKING IT A SUPERB CHOICE FOR FAMILIES SEEKING COMFORT AND CONVENIENCE WITH EASY ACCESS TO THE COAST.

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The Property

A chain free and very appealing modern semi detached family home situated on the sought after Southern side of St Austell town enjoying close proximity to Charlestown and Porthpean Beaches less than a quarter of a mile away. Local schools and shops are all within immediate access. The accommodation is well presented enjoying gas fired central heating and Upvc double glazed doors and windows. In particular number 25 enjoys a generous garden with no neighbours to the immediate rear of the property.

In brief the accommodation comprises of Entrance lobby, lounge, kitchen/dining room, cloakroom, landing three bedrooms and bathroom. Outside attached garage. small easy to maintain front garden and an enclosed mainly level garden to the rear.

Location - St Austell town centre is within walking distance of the property and offers a wide range of shopping, educational and recreational facilities. Also within walking distance is Asda supermarket. There is a mainline railway station and leisure centre together with primary and secondary schools. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 8 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

Room Descriptions

Entrance Lobby

With part glazed door to the entrance lobby, stairs to the first floor, RCD unit, telephone point, central heating control. Door to the lounge.

Lounge

11' 3" x 14' 0" (3.43m x 4.27m) Features include a striking full-height front window, a practical understairs cupboard, and direct access from the lounge to the kitchen/dining room.

Kitchen/Dining Room

10' 0" x 14' 6" (3.05m x 4.42m) The kitchen/dining room features a half-glazed rear door and twin rear windows. It is fitted with Shaker-style wood-effect units, square-edge worktops, and includes a built-in electric oven, gas hob, stainless steel extractor and splashback. There's space and plumbing for a washing machine and fridge/freezer, plus a one-and-a-half bowl sink. A wall-mounted Logic gas boiler is neatly housed in a wall cupboard, serving both heating and hot water. Door to cloakroom.

Cloakroom

2' 10" x 5' 0" (0.86m x 1.52m) With half tiled walls, low level W.C. and wash hand basin, extractor fan.

Landing

With roof access, PIV unit, (air recirculation unit), airing cupboard with shelving.

Bedroom 1

8' 2" x 13' 4" (2.49m x 4.06m) Window to the front with a pleasant open outlook.

Bedroom 2

7' 8" x 10' 8" (2.34m x 3.25m) Window to the rear. Telephone point, T.V aerial point.

Bedroom 3

7' 6" x 6' 6" (2.29m x 1.98m) Window to the rear.

Bathroom

6' 2" x 6' 2" (1.88m x 1.88m) The bathroom is fully tiled and fitted with a white three-piece suite, including a low-level WC, wash basin, and panelled bath with shower mixer tap and screen. Additional features include a shaver socket, towel radiator, and extractor fan.

Garage

8' 6" x 16' 10" (2.59m x 5.13m) With metal up and over door, pitched roof with plenty of storage, power and light connected, door to the side.

Outside

Outside, the property features a neat front garden with a planted shrub border and tarmac driveway leading to the garage. The generous, mainly level rear garden is laid to lawn and includes a circular patio, a paved and gravelled area off the kitchen/dining room, and colourful shrub planting. With no immediate rear neighbours and an open aspect beyond the boundary, it enjoys excellent privacy and a lovely sense of space.