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FORE STREET, BUGLE, ST AUSTELL, CORNWALLPL26 8PE

PRICE £245,000



DON'T MISS THIS EXCITING OPPORTUNITY TO OWN A CHAIN-FREE, SPACIOUS DETACHED FOUR-BEDROOM FAMILY HOME IN A SOUGHT-AFTER VILLAGE LOCATION. OFFERING VERSATILE AND WELL-DESIGNED LIVING SPACES, THE PROPERTY FEATURES TWO RECEPTION ROOMS, A MODERN KITCHEN/BREAKFAST ROOM, A PRACTICAL UTILITY ROOM, FOUR GENEROUSLY SIZED BEDROOMS INCLUDING A MASTER WITH EN-SUITE, A STYLISH FAMILY BATHROOM, AND AN ADDITIONAL SHOWER ROOM FOR CONVENIENCE. OUTSIDE, YOU'LL FIND A LOW-MAINTENANCE BRICK-PAVED COURTYARD-STYLE GARDEN, PERFECT FOR RELAXING OR ENTERTAINING, ALONG WITH OFF-ROAD PARKING. ADDITIONAL HIGHLIGHTS INCLUDE LP GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING THROUGHOUT, ENSURING COMFORT. THIS HOME IS PERFECT FOR FAMILIES SEEKING SPACE, STYLE, AND CONVENIENCE—BOOK A VIEWING TODAY!





## The Property

Don't miss this exciting opportunity to own a chain-free, spacious detached four-bedroom family home in a sought-after village location. Offering versatile and well-designed living spaces, the property features two reception rooms, a modern kitchen/breakfast room, a practical utility room, four generously sized bedrooms including a master with en-suite, a stylish family bathroom, and an additional shower room for convenience. Outside, you'll find a low-maintenance brick-paved courtyard-style garden, perfect for relaxing or entertaining, along with off-road parking. Additional highlights include LP Gas central heating and UPVC double glazing throughout, ensuring comfort. This home is perfect for families seeking space, style, and convenience—book a viewing today!

Bugle offers an ideal location for homebuyers seeking a peaceful yet well-connected lifestyle. Conveniently situated near the A30, the village provides excellent road links for easy access to the nearby town of St Austell and the wider region. For those needing to travel further afield, Newquay Airport is within easy reach, offering domestic and international flights. Bugle is well-served by local amenities, including shops and schools, and is surrounded by picturesque countryside, making it a perfect choice for those who appreciate outdoor living. Its blend of tranquility, accessibility, and proximity to major transport hubs makes Bugle an attractive option for families and professionals alike.

## Room Descriptions

### Lounge

14' 5" x 14' 0" (4.39m x 4.27m) Step into this welcoming lounge through a stylish UPVC double-glazed door with obscure glazing, offering privacy while allowing natural light to flow. The front elevation features a UPVC double-glazed window, adding brightness to the space. A stunning focal point of the room is the exposed stone chimney breast with a slate hearth, housing a multi-fuel burner that adds both warmth and character. The lounge is beautifully finished with sleek laminate flooring, adding a modern and low-maintenance touch. Two radiators ensure comfort throughout, making this space perfectly suited for modern living. A cozy and inviting room to call home!

### Dining Room

14' 5" x 10' 5" (4.39m x 3.17m) This bright and airy room is enhanced by UPVC double-glazed windows to both the front and rear elevations, with a charming deep slate sill adorning the rear window. The space boasts a focal exposed stone ornamental fireplace with a hearth, adding a touch of character and warmth. Carpeted stairs lead to the first floor, with an open storage recess below for added practicality. The room also includes a radiator for comfort. The continuation of sleek wood laminate flooring ties the space together, offering a modern yet inviting atmosphere.

### Kitchen / Breakfast Room

15' 5" x 12' 11" (4.70m x 3.94m) Step into this spacious and well-designed kitchen, accessed via a UPVC double-glazed door to the side elevation with upper obscure glazing for added privacy. The kitchen is bathed in natural light, thanks to UPVC double-glazed windows on the side and rear elevations. A door conveniently leads through to the utility room. The kitchen features matching wall and base units, complemented by roll-top work surfaces and matching splashbacks. A stainless steel 1.5 bowl sink with a matching drainer and an adjustable central mixer tap adds a touch of modern elegance. There's ample space for a classic Range cooker, complete with a fitted extractor hood above, as well as room for a dishwasher and additional kitchen appliances. Finished with wood-effect laminate flooring, this kitchen also offers a radiator for comfort and space for a dining table. Perfectly suited for family life and entertaining, this is a truly impressive kitchen space!

### Utility

9' 10" x 6' 0" (3.00m x 1.83m) This practical and well-appointed utility area features a UPVC double-glazed window to the rear elevation, allowing natural light to brighten the space. It continues the seamless design of kitchen base units with matching roll-top work surfaces, offering additional functionality. Below, there is ample space for both a washing machine and tumble dryer. The wood-effect laminate flooring continues, tying the area together with a clean, modern look. A door leads to the ground-floor shower room.

### Shower Room

5' 1" x 6' 0" (1.55m x 1.83m) This stylish and modern shower room is fitted with a matching three-piece white suite, including a low-level flush WC, a sleek ceramic hand wash basin with a central mixer tap, and a spacious shower enclosure with glass sliding doors and a wall-mounted shower. Adding comfort and practicality, the room features a heated towel rail, durable tiled flooring, and water-resistant cladding on all walls. A fitted extractor fan ensures proper ventilation, completing this contemporary and functional space. Perfectly designed for everyday convenience!

### Landing

The landing provides access to bedrooms as well as the family bathroom. An additional door opens to reveal the airing cupboard, which houses the LP Gas central heating boiler, alongside a water cylinder and an inset thermostat.

### Bedroom 1

14' 9" x 10' 0" (4.50m x 3.05m) This well-appointed bedroom features a UPVC double-glazed window to the front elevation, allowing natural light to illuminate the space. A door leads to the en-suite shower room, offering added convenience and privacy. Double doors open to reveal a useful in-built storage recess, perfect for keeping belongings neatly organized. Additionally, a loft access hatch is available, providing easy access to extra storage or maintenance areas. Practical and thoughtfully designed!

### Ensuite

8' 4" x 6' 8" (2.54m x 2.03m) This en-suite shower room is designed for modern convenience and style. It features a UPVC double-glazed window to the front elevation. The matching three-piece suite includes a low-level flush WC, a ceramic hand wash basin with a sleek central mixer tap, and a fitted shower enclosure with a wall-mounted shower and glass sliding doors. Additional highlights include a heated towel rail for comfort, water-resistant cladding on all walls for durability, tiled flooring for a clean finish, and a fitted extractor fan to ensure proper ventilation.

### Bedroom 2

14' 9" x 7' 4" (4.50m x 2.24m) This room is illuminated by a UPVC double-glazed window at the front elevation. The wood-effect laminate flooring adds a modern and low-maintenance touch, while the radiator ensures warmth and comfort year-round. A practical open storage recess provides easy access for organization, and twin doors open to reveal a spacious in-built storage cupboard, perfect for keeping belongings neatly tucked away.

### Bedroom 3

12' 6" x 8' 5" (3.81m x 2.57m) This inviting room is enhanced by a UPVC double-glazed window at the rear elevation. The wood-effect laminate flooring adds a modern and durable touch, while the radiator ensures comfort throughout the year. A useful in-built storage recess offers practical organisation options.

### Bedroom 4

9' 3" x 6' 4" (2.82m x 1.93m) This cozy room features a UPVC double-glazed window to the rear elevation. The carpeted flooring adds warmth and comfort, complemented by a radiator. A useful in-built storage recess provides a practical solution for keeping the space neat and organised.

### Family Bathroom

9' 4" x 6' 4" (2.84m x 1.93m) This beautifully designed bathroom features a UPVC double-glazed window to the side elevation with obscure glazing, offering privacy while allowing natural light to fill the space. The stunning three-piece white suite includes a low-level flush WC, a luxurious freestanding claw-foot bath with a central mixer tap, and a ceramic hand wash basin with a sleek central mixer tap set on a vanity storage unit. The space is elegantly finished with tiled walls and flooring, adding a modern and polished look. Additional features include a fitted extractor fan, a heated towel rail and a large fitted mirror that enhances the sense of space and light.

### Outside

To the front of the property, an elevated hardstanding area provides convenient off-road parking, with a charming brick-paved walkway leading to the front garden. Additional practicality is provided by external power points at the front. To the right, an area of granite chippings enhances the exterior, while to the left, a large paved shared driveway flows along the side of the plot. The rear of the plot is fully paved for easy maintenance. A covered porch offers sheltered access to the rear of the property. Directly behind the house, you'll find a useful block-built store, adding even more functionality to this thoughtfully designed home. Perfectly equipped for modern living!