



4 OLD LAWN SCHOOL LANE, ST AUSTELL, CORNWALL PL25 5JX

PRICE £395,000



A DELIGHTFUL CHAIN FREE NON ESTATE DETACHED HOUSE WITH THREE DOUBLE BEDROOMS, ONE ON THE GROUND FLOOR AND TWO ON THE FIRST FLOOR, TWO WITH EN-SUITE SHOWER ROOMS. FURTHER BENEFITS INCLUDE A DOUBLE DETACHED GARAGE WITH ANNEX/ STUDIO POTENTIAL AND AMPLE OFF ROAD PARKING. THE PROPERTY OCCUPIES AN EXTREMELY MANAGEABLE PLOT WITH GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING THROUGHOUT. THE PROPERTY OCCUPIES A CONVENIENT SETTING WITHIN CLOSE PROXIMITY OF THE TOWN CENTRE AMENITIES AND MAINLINE TRAIN STATION. EPC - C.

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The Property

A delightful chain free non estate detached house with three double bedrooms, one on the ground floor and two on the first floor, two with en-suite shower rooms. Further benefits include a double detached garage and ample off road parking. The property occupies an extremely manageable plot with gas central heating and Upvc double glazing throughout. The property occupies a convenient setting within close proximity of the Town Centre amenities and mainline train station. EPC - C

This property is within easy walking distance of the town centre but enjoys a quiet non estate location.

Deceptively spacious property viewing recommended to appreciate the space on offer.

Room Descriptions

Entrance Hall

3.99m x 4.70m (13' 1" x 15' 5"). Matching obscure glazed windows to right and left hand side of front door. Door to lounge. Door to kitchen/diner. Door to ground floor bedroom two. Door to WC. Additional door opens to provide access to the boiler cupboard housing the combination Baxi mains gas central heating boiler. Two radiators. Further door provides access to the under stairs storage void offering storage facilities.

Cloakroom

1.93m x 2.06m (6' 4" x 6' 9") Maximum. Upvc double glazed window to front elevation. Matching two piece white WC suite comprising low level flush WC and ceramic hand wash basin with central mixer tap set on roll top vanity storage area offering additional storage options below. Tiled walls, Radiator.

Bedroom 2

4.06m x 4.64m (13' 4" x 15' 3"). A generous double bedroom with Upvc double glazed window to side elevation. Textured ceiling. Radiator. Door to en-suite shower room. This versatile room would serve a multitude of purposes either doubling as a second reception room, a ground floor bedroom with en-suite, home office or separate dining room.

Ensuite

1.50m x 1.41m (4' 11" x 4' 8"). Matching three piece en-suite comprising low level flush WC, ceramic pedestal hand wash basin with central mixer tap and fitted shower enclosure with sliding glass shower doors and wall mounted electric shower. Tiled walls. Carpeted flooring. Radiator. Textured ceiling. Fitted extractor fan. Electric plug in shaver point.

Kitchen / Diner

6.03m x 3.44m (19' 9" x 11' 3"). A generous and extremely well lit kitchen/diner with Upvc double glazed windows to side and rear elevations plus further wood frame double glazed Velux window in the ceiling all combining to provide tremendous natural light. This well presented kitchen/diner benefits from carpeted flooring to the dining area and wood effect laminate flooring to the kitchen area. The kitchen offers matching wall and base kitchen units finished in white high gloss. Roll top worksurfaces doubling as a breakfast bar. Stainless steel sink with matching draining board and central mixer tap. Space for integral fridge freezer. Intelligent storage facilities. Integral dishwasher. Fitted four ring mains gas hob complete with fitted extractor hood above. Electric cooker and fitted grill. Tiled walls to water sensitive areas. Useful additional wall mounted units to side elevation opposite the window offering more storage facilities. Door to utility room. Door to lounge.

Utility Room

2.09m x 2.20m (6' 10" x 7' 3"). Double glazed door to side elevation with upper obscure glazing allowing external access to the covered carport to the side of

the property. Further Upvc double glazed window to side elevation. Continuation of the kitchen wall and base units with space for washing machine, tumble dryer and additional chest freezer. Continuation of the kitchen roll top worksurfaces with additional stainless steel sink with matching draining board and central mixer tap.

Lounge

6.14m x 3.74m (20' 2" x 12' 3"). A magnificent twin aspect lounge with Upvc double glazed sliding patio doors to side elevation allowing access to the side patio and in turn the elevated lawn side garden. Further Upvc double glazed window to rear elevation. Focal slate fireplace housing a real flame effect imitation fire with slate hearth and roll top mantle showcasing display areas to either side. BT telephone point. Agents Note; the fireplace retained a capped gas point should a gas fire be required.

Landing

4.05m x 2.49m (13' 3" x 8' 2"). A generous landing with doors off to principal bedroom, family shower room and bedroom three. Double doors open to provide access into inbuilt storage void offering tremendous storage options. Additional door providing access to the generous eaves storage. Radiator. Carpeted flooring. Loft access hatch.

Bedroom 1

5.89m x 3.46m (19' 4" x 11' 4") Maximum. A generous principal bedroom with Upvc double glazed window to front elevation. Radiator. Twin doors open to provide access to inbuilt storage recess offering tremendous shelved and hanging storage options. Door to en-suite shower.

En-suite Shower Room

1.97m x 1.42m (6' 6" x 4' 8"). Upvc double glazed window to side elevation. Matching three piece en-suite comprising low level flush WC, ceramic pedestal hand wash basin and fitted shower enclosure with glass shower door and wall mounted shower. Tiled walls to water sensitive areas. Radiator. Fitted extractor fan. Electric plug in shaver point.

Family Shower Room

2.68m x 1.59m (8' 10" x 5' 3"). Upvc double glazed window to rear elevation with obscure glazing. Matching three piece white shower suite comprising low level flush WC, ceramic pedestal hand wash basin with central mixer tap and fitted shower enclosure with sliding glass shower doors and wall mounted shower with overhead shower attachment and detachable body nozzle. Tiled walls. Part tiled flooring. Fitted extractor fan. Ceramic bidet. Heated towel rail.

Bedroom 3

3.71m x 3.47m (12' 2" x 11' 5"). A generous third double bedroom with Upvc double glazed window to side elevation overlooking the elevated lawn to the side of the property. Radiator. Carpeted flooring. Door

opens to provide access to inbuilt storage offering tremendous shelved and hanging storage options. Telephone point. A further door to the left hand side of this room provides access to the generous eaves storage.

Outside Space

Upon entering Old Lawn School Lane, after proceeding approximately two hundred yards off the main road, the tarmac access road bends around to the right. Number 4 is located directly in front of you on the left hand side. There is a bricked driveway offering ample off road parking for numerous vehicles and also offers access to the property's detached double garage.

Detached Double Garage

4.97m x 5.02m (16' 4" x 16' 6"). Twin up and over doors provide access. To the side there is a Upvc double glazed door with upper obscure glazing allowing pedestrian access with Upvc double glazed sealed window to left hand side. The double garage could house two vehicles however is currently used as an additional storage bay with carpeted flooring. Light and power. There are parking areas to the left, in front or to the right hand side of the garage with the plot housing numerous cars off road.

To the left hand side of the garage the brick driveway flows back to provide access to a covered carport, with access back to the front door and the utility area. The bricked patio flows around the rear of the property offering an additional sunny space, well enclosed with concrete decorative blocks. The brick walkway proceeds around to the rear of the property and opens to the elevated area of lawn located to the right hand side. Well stocked with evergreen planting and shrubbery. A central patio area is covered by a pagoda, this area also benefits from external power.