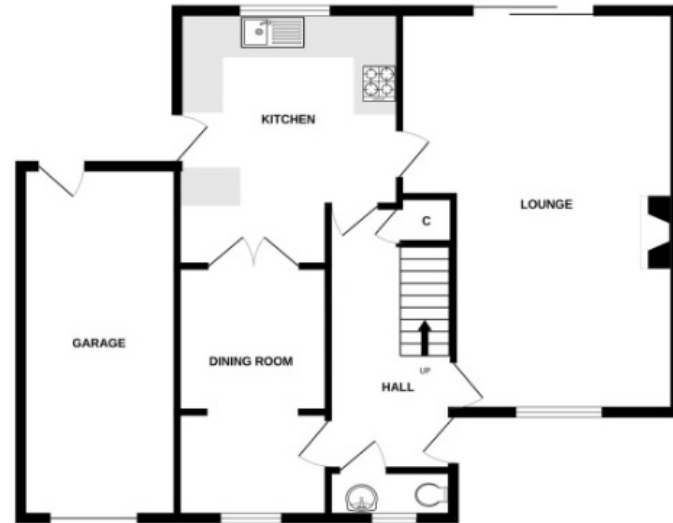


GROUND FLOOR

1ST FLOOR



## EDGCUMBE GREEN, ST AUSTELL, CORNWALL PL25 5EE

PRICE £367,950



FOR SALE IS THIS WELL PRESENTED DETACHED FOUR BEDROOM FAMILY HOUSE SITUATED TOWARDS THE END OF THIS HIGHLY POPULAR RESIDENTIAL AREA LYING TO THE WESTERN SIDE OF ST AUSTELL TOWN CENTRE. WITH ALL AMENITIES AND SCHOOLS CLOSE TO HAND THIS FAMILY HOUSE IS IDEALLY PLACED.

IN BRIEF THE ACCOMMODATION COMPRISES OF ENTRANCE HALL, CLOAKROOM, LOUNGE OR A LOUNGE DINING ROOM IF PREFERRED, KITCHEN, SEPARATE DINING ROOM/SECOND LOUNGE, FOUR BEDROOMS AND FAMILY BATHROOM. OUTSIDE AN ATTACHED GARAGE. PARKING TO THE FRONT WITH MATURE GARDENS TO THE FRONT REAR AND SIDE. EPC RATING C.

**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 is this well presented detached four bedroom family house situated towards the end of this highly popular residential area lying to the Western side of St Austell town centre. With all amenities and schools close to hand this family house is ideally placed.

In brief the accommodation comprises of Entrance hall, cloakroom, lounge or a lounge dining room if preferred, kitchen, separate dining room/second lounge, four bedrooms and family bathroom. Outside an attached garage. Parking to the front with mature gardens to the front rear and side.

The property has the benefit Upvc double glazed windows and doors and gas fired central heating.

As mentioned previously the town centre is half a mile away and comprehensively provides for most shopping requirements and there are a number of schools nearby. There are numerous local beaches within a short drive, with the local village of Trewoon just around the corner and Truro a twenty minute drive away. EPC rating C.

## Room Descriptions

### Entrance Hall

uPVC double glazed entrance door. Doors to the reception rooms, kitchen and cloakroom. Stairs to first floor with under stairs cupboard.

### Cloakroom

With window to the front. White suite comprising low level WC and pedestal wash-hand basin. Tiled walls.

### Lounge

22' 0" x 15' 1" (6.7m x 4.6m) max An impressive and spacious room with dual aspect providing good natural light and currently used as a lounge/diner. Georgian style window to the front, with uPVC sliding patio doors to the patio area. Fireplace with living flame effect gas fire with wood mantel over. The dining area allows for a generous size dining table. Glazed panel door to:

### Kitchen

14' 1" x 12' 2" (4.3m x 3.7m) Window to the rear. uPVC double glazed door to the garden. Range of white wall and base units with drawers. Worktop over incorporating a one and a half bowl sink. Built-in Hoover oven with induction hob and extractor over. Space and plumbing for a washing machine and dishwasher, space for fridge. Part-tiled walls. Inset ceiling lights. Small breakfast bar. Potterton gas central heating boiler housed within a wall cupboard. Glazed panel door to the hall. To the rear of the breakfast bar is a useful area with storage space and corner cupboard housing the solar panel controls and consumer unit. uPVC double glazed French doors and glazed side panels lead to:

### Dining Room/ second reception room

14' 9" x 8' 6" (4.5m x 2.6m) Window to the front, this room can be used for various functions to suite individual family requirements.

### Landing

Airing cupboard with shelving and housing the water tank. Loft – insulated, partially boarded with ladder. Solar inverter and battery for the photovoltaic roof panels.

### Bedroom

12' 10" x 12' 2" (3.9m x 3.7m) Window to the front elevation. Built-in double wardrobe.

### Bedroom

11' 10" x 11' 10" (3.6m x 3.6m) Window to the front elevation with country views. Built-in double wardrobe.

### Bedroom

10' 10" x 8' 2" (3.3m x 2.5m) Window to the rear.

### Bedroom

9' 10" x 9' 2" (3.0m x 2.8m) Window to the rear elevation. Built-in wardrobe.

### Bathroom

9' 10" x 9' 2" (3.0m x 2.8m) Bathroom suite comprising low level WC, pedestal wash-hand basin and bath with wall mounted Mira Sport shower over. Built-in cupboard. Fully-tiled walls. Heated towel rail.

### Garage

19' 0" x 8' 6" (5.8m x 2.6m) With metal up and over garage door. Light and power. uPVC door to the rear elevation. Access hatch providing entry to a cavity below reception room 2, which offers useful storage.

### Outside

The property is approached via a brick paved driveway and provides parking for several cars. The front garden enjoys a wealth of mature plants and shrubs. To the right of the property there is a side gate providing access to the rear. To the left of the property there is a pathway to the left hand side which leads to the rear garden area and the rear of the garage. There is a gate to the left hand side, which then leads to a side/corner garden area as well as a level south facing rear garden with patio area and lawn. There is a variety of mature shrubs and plants.