

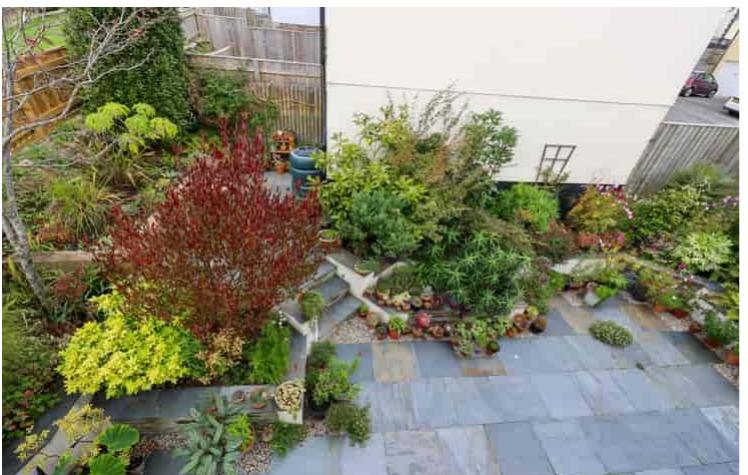
GROUND FLOOR
598 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA: 1204 sq.ft. (111.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for sale/purchase only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TREGONING DRIVE, ST AUSTELL

PRICE £375,000



FOR SALE A MODERN DETACHED FOUR BEDROOM HOUSE SITUATED WITHIN A POPULAR DEVELOPMENT. SET AT THE END OF A QUIET CUL-DE-SAC IN A POPULAR DEVELOPMENT, THIS STYLISH DETACHED HOME ENJOYS OPEN VIEWS ACROSS THE TOWN AND OUT TO THE COASTLINE. IMMACULATEDLY PRESENTED THROUGHOUT, IT FEATURES FOUR SPACIOUS BEDROOMS AND A LOW-MAINTENANCE, ENCLOSED REAR GARDEN.

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The Property

Tucked away at the end of a quiet cul-de-sac within a sought-after development, Number 10 enjoys an elevated, open outlook across the town and towards the coastline — with no properties to the front to interrupt the view.

This beautifully presented home offers pristine decorative finishes throughout and a low-maintenance, enclosed rear garden for effortless outdoor living. Designed with versatility in mind, the spacious layout is ideal for larger families, with the option to configure a ground floor bedroom in place of the dining room if desired. Two en suite bedrooms add a touch of luxury, complemented by a stylish family bathroom. The entrance hall and kitchen feature durable wood-effect Karndean flooring — perfect for high-traffic areas.

Peacefully positioned away from the main flow of the development.

Room Descriptions

Entrance Hall

Via steps and front entrance area with balustrade railing surround, excellent distant coastal and headland views, canopy entrance porchway, courtesy light, part glazed door to hallway. A welcoming hallway with window to side. Door to cloakroom/W.C, door to lounge, double opening doors to dining room, Staircase to first floor with attractive hand rail banister, door to kitchen/breakfast room.

Cloakroom

With low level W.C., pedestal wash hand basin, vertical towel Radiator, window to front.

Living Room

20' 6" x 11' 0" (6.25m x 3.35m) Large dual aspect room which could be utilised as a lounge/dining room thus freeing the separate dining room for alternative use. Window to front, French doors with full height side screens opening to rear. Marble fireplace with timber surround, living flame electric fire with fittings available for gas. 4 Wall lights on dimmer switch. TV aerial socket, telephone socket.

Dining Room

10' 0" x 10' 0" (3.05m x 3.05m) Practical separate dining room or could be utilised as 5th bedroom, family room or study. Window to front.

Kitchen/Breakfast Room

16' 0" x 9' 0" (4.88m x 2.74m) With door to the under stairs cupboard, small breakfast bar, Full glazed/French doors to the rear, window to the rear, space and plumbing for washing machine and dishwasher, cupboard housing wall mounted Baxi gas fired boiler which supplies radiators and hot water. Built in oven gas hob, extractor and dishwasher. Plinth lighting, tiled splashback, space for fridge/freezer, low voltage lighting.

Landing

With access to the roof void which is partially boarded with light.

Bedroom 1

11' 0" x 12' 11" (3.35m x 3.94m) Window to the front enjoying great views across the town leading to the coast, door to the en suite shower room

En suite Shower Room

7' 0" x 4' 0" (2.13m x 1.22m) With low voltage lighting, extractor, window to the front, low level W.C., wash hand basin, vertical towel Radiator with dual control and Shower cubicle with mains shower.

Bathroom

7' 0" x 5' 0" (2.13m x 1.52m) Fitted with a White three piece suite comprising of a low level W.C. wash hand basin, panelled bath with shower mixer attachment and concertina shower screen, wash hand basin, vertical towel radiator, window to the rear, extractor, shaver socket, partially tiled walls. Airing cupboard housing megaflow pressurized hot water cylinder.

Bedroom 2

11' 10" x 11' 0" (3.61m x 3.35m) Window to the front with excellent views towards the coastline, door to the en suite.

En suite Shower Room

6' 0" x 6' 0" (1.83m x 1.83m) With vertical towel radiator with dual control, low level W.C. vanity unit with storage below, shower enclosure with mains shower, low voltage lighting.

Bedroom 3

9' 0" x 8' 10" (2.74m x 2.69m) Window to the rear.

Bedroom 4

8' 10" x 8' 3" (2.69m x 2.51m) Plus recessed wardrobe cupboard. Window to rear.

Garage

18' 0" x 9' 0" (5.49m x 2.74m) Metal up and over door. Electric light and power connected. Hard standing approach to garage provides a parking space.

Outside

To the front of the property there is a small easy to maintain garden bounded by a dwarf stone wall planted with a variety of hardy shrubs and a small tree. The rear garden has been landscaped with ease of maintenance in mind offering a natural slate finish to the garden with raised shrubs beds and small tiered areas with a colourful selection plants and shrubs. There is side access to the rear with the garage immediately behind garden.