

## LARCOMBE ROAD, ST AUSTELL

PRICE £325,000



**FOR SALE: A CHARMING THREE-BEDROOM LINK-DETACHED HOUSE SITUATED ON A SOUGHT-AFTER RESIDENTIAL ROAD IN THE NORTH EAST OF ST AUSTELL. CONVENIENTLY LOCATED JUST OVER A MILE FROM THE TOWN CENTRE AND WITHIN CLOSE PROXIMITY TO LOCAL SCHOOLS AND SHOPS, THIS PROPERTY OFFERS BOTH COMFORT AND ACCESSIBILITY. THE GROUND FLOOR BOASTS A WELCOMING LOUNGE, A DINING ROOM, A REFITTED MODERN KITCHEN, A WC, AND A BRIGHT AND AIRY CONSERVATORY. UPSTAIRS, YOU'LL FIND THREE WELL-PROPORTIONED BEDROOMS, INCLUDING A MASTER WITH EN-SUITE, AND A FAMILY BATHROOM. EXTERNALLY, THE PROPERTY FEATURES A BEAUTIFULLY ENCLOSED REAR GARDEN, PERFECT FOR RELAXATION OR ENTERTAINING. ADDITIONAL BENEFITS INCLUDE A GARAGE AND PARKING TO THE SIDE. DON'T MISS THIS OPPORTUNITY—VIEWING IS HIGHLY RECOMMENDED!**

**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.

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### The Property

A superb link-detached three-bedroom house located on the highly sought-after Larcombe Road. The ground floor features a spacious lounge with an elegant archway leading to the dining room, a modern fitted kitchen boasting an extensive range of units, built-in appliances, and luxurious granite work surfaces, a convenient WC, and a bright conservatory. Upstairs, you'll find three bedrooms, including a master bedroom with en-suite, as well as a family bathroom. This property benefits from gas central heating and UPVC double-glazed windows throughout. Outside, there is an enclosed rear garden, ideal for entertaining or relaxing, along with a garage and parking to the side.

Don't miss this opportunity—viewing is essential!

Located in the heart of Cornwall, St Austell is a town known for its rich history, stunning coastline, excellent amenities and transport links. Just a short distance away is the charming harbour village of Charlestown, famous for its beautifully preserved Georgian port, tall ships, and appearances in popular films and TV series. Nearby, the world-renowned Eden Project offers an unforgettable experience with its iconic biomes, lush gardens, and educational exhibits. With its mix of coastal beauty, cultural attractions, and modern conveniences, St Austell is an ideal place to call home.

### Room Descriptions

#### Entrance Hall

Step into this home through its obscure double-glazed front door, offering both privacy and style. The entrance features a staircase leading to the first floor, with a handy storage cupboard underneath and a radiator to keep the space warm and welcoming. This thoughtful design ensures both practicality and comfort.

#### Cloakroom

The cloakroom is thoughtfully designed with an obscure double-glazed window to the front, ensuring both natural light and privacy. It features a radiator for comfort, a low-level WC, and a sleek wash basin, combining practicality with style.

#### Lounge

13' 2" x 11' 2" (4.01m x 3.40m) This inviting space features a double-glazed window to the front, filling the room with natural light. A wall-mounted gas fire adds warmth and character, complemented by a radiator for additional comfort. The room is also equipped with a TV aerial point, making it a practical and cozy area to relax.

#### Dining Area

9' 3" x 9' (2.82m x 2.74m) Enhancing the space with natural light, the room features double-glazed double doors that lead seamlessly to the conservatory. A radiator is also included, ensuring year-round comfort.

#### Conservatory

9' 8" x 8' 11" (2.95m x 2.72m) Enhancing the space with natural light, the room features double-glazed double doors that lead seamlessly to the conservatory. A cosy roof with a smooth plastered ceiling and recessed downlights adds to its inviting ambiance, creating a warm and well-lit atmosphere. A radiator is also included, ensuring year-round comfort.

#### Kitchen

11' 8" x 8' 8" (3.56m x 2.64m) The beautifully refitted kitchen showcases a range of sleek white-fronted units and striking granite worktops for a stylish finish. Thoughtfully designed for both convenience and comfort, it boasts electric underfloor heating, ensuring a warm and inviting atmosphere year-round. The space includes a sink, plumbing for a washing machine, and is equipped with a fitted washing machine and dishwasher. A built-in cooker with a four-ring gas hob and extractor above enhances practicality. The wall-mounted gas boiler is neatly positioned, while the double-glazed window and rear door flood the kitchen with natural light and offer easy access to the garden. A seamless blend of contemporary design and everyday functionality!

#### Landing

Including a practical airing cupboard, a radiator for added warmth, and convenient loft access, offering additional storage space and functionality.

#### Bathroom

The bathroom suite is thoughtfully designed, featuring a panel bath with an electric shower overhead for convenience, a pedestal wash basin, and a low-level WC. Additional features include a shaver socket, an extractor fan, and an obscure double-glazed window to the rear, offering privacy while allowing natural light to filter through.

#### Bedroom 1

12' 8" x 8' 5" (3.86m x 2.57m) This bedroom is both stylish and functional, featuring a range of fitted wardrobes that provide excellent storage solutions. Additional conveniences include a telephone point and a radiator for comfort. The space is further enhanced by a double-glazed window to the rear, allowing for privacy while letting in natural light.

#### En-Suite

This en-suite shower room features a tiled shower cubicle for a sleek and modern touch, alongside a wash basin for practicality. Additional highlights include a light with a shaver socket, an extractor fan, and an obscure double-glazed window to the rear, ensuring privacy while maintaining a bright and airy feel.

#### Bedroom 2

10' 1" x 9' 8" (3.07m x 2.95m) This room is brightened by a double-glazed window to the front, allowing plenty of natural light. It also features a radiator, ensuring a cozy and comfortable atmosphere.

#### Bedroom 3

9' 6" x 8' (2.90m x 2.44m) This space benefits from a double-glazed window to the front, bringing in natural light while enhancing insulation. A radiator adds to the comfort.

#### Garage

17' 1" x 8' 5" (5.21m x 2.57m) The garage is equipped with a sturdy metal up-and-over door for secure access. It benefits from both power and lighting, providing a practical space for storage or working. Additionally, there is a convenient door leading directly to the garden, ensuring easy outdoor access.

#### Outside

To the front of the property, you'll find convenient off-road parking and direct access to the garage. The enclosed rear garden is a standout feature, offering two delightful patio areas, a well-maintained lawn, and a raised stone shrub border at the rear. The garden is surrounded by wooden fencing on all three sides, ensuring privacy and security. An outside tap adds a practical touch, perfect for garden maintenance or outdoor activities.