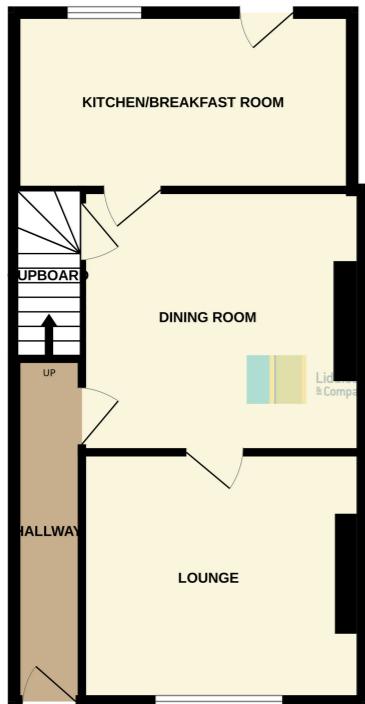


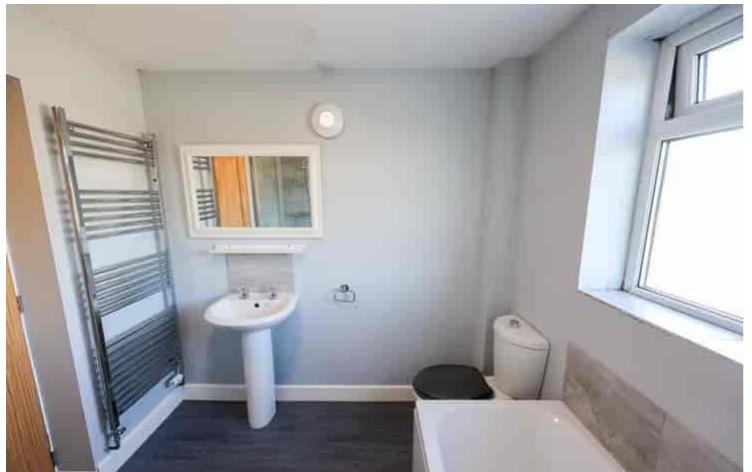
GROUND FLOOR



1ST FLOOR



Whilst every effort 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 illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.  
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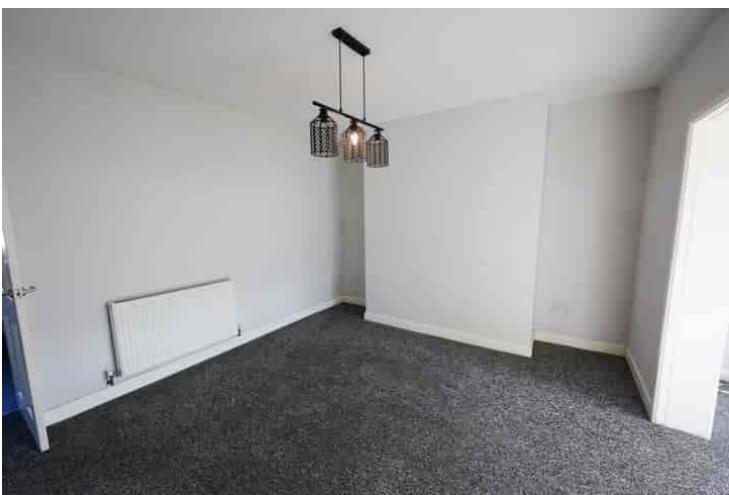
**Disclaimer:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based 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.

CURRIAN ROAD, NANPEAN, ST AUSTELL

PRICE £229,950



FOR SALE AND CHAIN FREE IMPROVED THREE BEDROOM FAMILY HOME WITH PARKING AND A LARGE LEVEL LAWNED GARDEN. BENEFITS INCLUDE RECENTLY INSTALLED AIR SOURCE HEATING AND PHOTOVOLTAIC SOLAR PANELS. THE FAMILY SIZED ACCOMMODATION COMPRISSES OF ENTRANCE HALL, LOUNGE, DINING AREA, LARGE KITCHEN/BREAKFAST ROOM, LANDING THREE GOOD SIZED BEDROOMS AND LARGE MODERN BATHROOM WITH SEPARATE SHOWER.



## The Property

Chain-free and ready for sale, this well-presented and thoughtfully enhanced three-bedroom family home offers an abundance of desirable features, including parking and a generously sized level lawned garden at the rear. The property boasts modern sustainability with recently installed air source heating and photovoltaic solar panels, making it an eco-friendly choice for buyers. The spacious and versatile accommodation comprises an inviting entrance hall, a comfortable lounge, a bright dining area, and a large kitchen/breakfast room. Upstairs, the landing leads to three generously proportioned bedrooms and a stylish, modern bathroom featuring a separate shower for added convenience.

Nanpean, a charming village nestled in the heart of Cornwall near St Austell, offers an appealing blend of rural tranquility and accessibility for homebuyers. Known for its welcoming community and picturesque surroundings, Nanpean provides convenient access to local amenities, including shops, schools, and transport links. The area is ideal for families and professionals seeking a peaceful lifestyle while remaining connected to the vibrant town of St Austell, just a short drive away. With its proximity to stunning countryside and coastal attractions, Nanpean is a delightful choice.

## Room Descriptions

### Entrance Hall

Featuring a half-glazed leaded light door with glazing above, this entrance includes stairs leading to the first floor and provides access to the dining area.

### Dining Area

The property includes an under-stair cupboard, ideal for storage, which houses the hot water tank and the wall-mounted LPG boiler (now disconnected). The layout provides seamless access with a door leading to the kitchen and an open connection to the lounge, enhancing the flow of the living space.

### Lounge

The living area features an open fireplace with a charming wooden mantel and a wood burner inset, creating a cosy focal point. A large window to the front allows plenty of natural light to flood the room, adding warmth and character to the space.

### Kitchen/Breakfast Room

The kitchen is well-appointed, showcasing a stylish selection of grey-fronted wood grain units and fitted with modern amenities, including a ceramic hob, extractor, and built-in oven. Thoughtfully designed, it offers space and plumbing for a washing machine, a generous range of high-level cupboards for storage, and a convenient breakfast bar. Natural light pours in through two rear-facing windows, while the part-glazed door to the rear provides easy access to the garden.

### Landing

This area features a spacious fitted cupboard, offering excellent storage solutions, and provides convenient access to the roof.

### Bedroom 1

The rear-facing window ensures the space is filled with natural light, offering a pleasant view of the outside.

### Bedroom 2

A front-facing window welcomes in natural light.

### Bedroom 3

A front-facing window allows natural light into the room.

### Bathroom

### Outside

At the front of the property, steps lead to the main entrance, accompanied by a quaint garden area that adds charm to the approach. To the side, a shared vehicular access conveniently connects to the rear of the property. The rear offers ample gravelled parking space for two cars, along with a block wall entrance leading to an expansive, level lawned garden—perfect for enjoying outdoor activities or relaxation.