

GROUND FLOOR

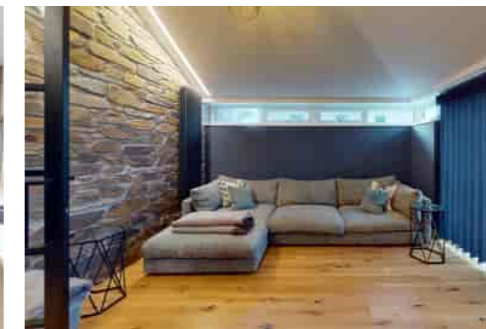
1ST FLOOR



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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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18 TRENANCE ROAD, ST AUSTELL, CORNWALL PL25 5AJ

PRICE £329,950



FOR SALE A RECENTLY CONSTRUCTED DETACHED HOUSE WHICH STILL HAS THE BENEFIT OF THE REMAINING NEW BUILD WARRANTY COVER, (APPROXIMATELY 5 YEARS TO RUN) SITUATED IN A NON ESTATE LOCATION ALONG A QUIET RESIDENTIAL ROAD YET WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE. OFFERING EXCELLANT FAMILY ACCOMMODATION WHICH IN BRIEF COMPRISES OF A SPACIOUS WELL FITTED KITCHEN/BREAKFAST ROOM, DINING ROOM, STUDY, LOUNGE, LANDING , CLOAKROOM, THREE GOODSIZED BEDROOMS, EN SUITE AND MAIN BATHROOM. OUTSIDE A LARGE BRICK PAVED PARKING AREA FOR UPTO 4 CARS AND A DETACHED LARGE GARAGE. LEVEL GARDENS. PLEASE LOOK AT OUR VIRTUAL TOUR.

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

For sale a recently constructed detached house which still has the benefit of the remaining new build warranty cover, (approximately 5 years to run) situated in a non estate location along a quiet residential road yet within easy walking distance of the town centre. Offering excellent family accommodation which in brief comprises of a spacious well fitted kitchen/breakfast room, dining room, study, lounge, landing, cloakroom, three good sized bedrooms, en suite and main bathroom. Outside a large brick paved parking area for up to 4 cars and a detached large garage. Level gardens.

This property has been finished externally in local stone a very welcome low maintenance and attractive feature, benefits from gas central heating and U.p.v.c. double glazed windows and doors. The ground floor areas also boast natural wood Oak flooring and the accommodation offers the facility to work from home with this office/study area which has a good amount of fitted storage and desk space. The property is approached via an impressive set of Wrought iron gates and brick paved driveway.

Room Descriptions

Kitchen/breakfast room

6.87m x 4.59m (22' 6" x 15' 1") Having a range of Grey wall and base units with complimentary roll edge work surface, stainless steel sink unit with matching mixer tap over, integrated hob, double electric oven with grill, integrated dishwasher & washing machine. Good size island incorporating a breakfast bar with additional cupboards, window overlooking the garden and stable door leads out to the rear. Very useful range of storage units under the stairs. Window to the front. Composite door.

Lounge

4.40m x 3.76m (14' 5" x 12' 4") A very attractive room with a vaulted ceiling with recessed lights, feature exposed stone wall and sliding patio doors leading to the side garden.

Dining Room

3.37m x 2.76m (11' 1" x 9' 1") With window to the front, door leading to the study.

Study

2.76m x 1.87m (9' 1" x 6' 2") With door leading to the lounge. Desk work place and a range of fitted cupboards.

Cloakroom

Window to rear, radiator, low level WC and wash hand basin.

Landing

Having window to rear and doors lead off to

Bedroom 1

Having window to front, radiator, built in wardrobe with sliding doors and door leading through to

En suite Shower Room

Having obscure glazed window, radiator, Shower, low level WC & wash hand basin.

Bedroom 2

3.36m x 2.28m (11' 0" x 7' 6") Window to the side.

Bedroom 3

2.74m x 3.37m (9' 0" x 11' 1") Window to the side.

Bathroom

Fitted with a white three piece suite comprising panelled bath, low level W.C. wash hand basin, extractor, shower over the bath.

Garage

5.99m x 3.04m (19' 8" x 10' 0") With metal up and over door, power and light connected.

Outside

The property is approached with an impressive gated entrance leading to a brick paved driveway with plenty of parking for up to 4 cars. To the left of the garage is an enclosed level paved patio which then leads to the rear of the garage. There is a small level lawned garden to the front and small lawned area to the right hand side. To the rear is a wide pathway and a small raised garden area.