

GROUND FLOOR
937 sq.ft. (87.1 sq.m.) approx.



GANNET DRIVE, ST AUSTELL

PRICE £350,000



IMMACULATE 3 BEDROOM DETACHED BUNGALOW IN QUIET LOCATION, EAST OF ST AUSTELL. CHAIN FREE AND BEAUTIFULLY PRESENTED – READY TO MOVE INTO.

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

Situated in a popular and sought-after residential area on the eastern side of St Austell, this beautifully presented detached bungalow offers spacious, versatile living accommodation, ideal for a range of buyers.

The property is immaculately maintained throughout and benefits from gas central heating and double glazing, ensuring comfort and efficiency all year round.

Internally, the accommodation comprises three well-proportioned bedrooms, including a principal bedroom with en-suite facilities. A bright and welcoming lounge-diner provides an excellent space for both relaxing and entertaining, while an extension to the lounge creates a cosy snug area, perfect for quieter moments or additional living flexibility.

The fitted kitchen/breakfast room is both practical and stylish, offering ample workspace and room for informal dining. A modern family bathroom serves the remaining bedrooms.

Externally, the property continues to impress. To the rear is a well-enclosed and private garden, ideal for outdoor enjoyment with a high degree of privacy. To the front, there is a neatly maintained garden along with a driveway providing off-road parking and access to the garage.

This spotless home is ready to move into and presents a wonderful opportunity to enjoy single-level living in a peaceful yet convenient location. Early viewing is highly recommended.

Quietly but conveniently situated, the property is within easy reach of the facilities of St Austell. The town centre and the pretty harbour village of Charlestown are each around one mile away.

Room Descriptions

Entrance Hall

Double glazed front door. Built-in cupboard housing wall mounted Baxi gas fire central heating boiler. Built-in airing cupboard with central heating radiator. Further built-in storage cupboard. Radiator. Access to loft space. Doors to:-

Kitchen/Breakfast Room.

15' 0" x 8' 0" (4.57m x 2.44m)
Double glazed window to front. Double glazed door to side. Fitted range of white fronted cupboards and drawers with worktops over. Stainless steel sink unit with cupboards under. Space and plumbing for washing machine. Matching range of wall cupboards. Tied splashbacks. Built in larder cupboard. Space for electric cooker with extractor canopy over. Radiator. Door to;

Lounge/Dining Room

18' 0" x 11' 6" (5.49m x 3.51m) A bright and airy space with a double glazed door and side-screen to the rear garden. Two central heating radiators. Door back to hallway. Opening and stairs down to;

Sitting Room/Snug

11' 0" x 8' 0" (3.35m x 2.44m)
Feature stone focal point fireplace with matching pillar above. Large double glazed window to rear garden. Central heating radiator.

Bedroom One

11' 5" x 10' 10" (3.48m x 3.30m) maximum. Range of fitted wardrobes. Double glazed window to rear garden. Radiator. Door to EN SUITE with fitted wash basin and WC.

Bedroom Two

11' 9" x 7' 10" (3.58m x 2.39m)
Double glazed window to front. Radiator. Built in wardrobe.

Bedroom Three

9' 0" x 8' 6" (2.74m x 2.59m)
Double glazed window to front. Radiator.

Bathroom

With double glazed window to side. Fitted suite of panelled bath with shower over, pedestal wash basin and WC. Radiator. Fully tiled walls. Wall mounted electric fan heater. Extractor fan.

OUTSIDE

To the front of the bungalow is a walled front garden laid to lawn with mature shrub borders. Alongside the front garden is a tarmac surfaced driveway/parking area which approaches the attached GARAGE 16'4" X 8'6" (4.98M X 2.59M) With up and over vehicle door to front. Double glazed door and window to rear. The rear garden is a feature of the property being well enclosed and private. Outside the door from the lounge is a paved patio area. From here a short flight of steps leads down to the garden which has more patio and a level, well tended lawn. In the corner of the garden is a secluded timber summer house.