

GROUND FLOOR  
368 sq.ft. (34.2 sq.m.) approx.

1ST FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 713 sq.ft. (66.2 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 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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TREVORDER DRIVE, ST AUSTELL

PRICE £259,950



SITUATED IN POPULAR CARCLAZE IS THIS SEMI DETACHED MODERN FAMILY HOUSE. QUIETLY TUCKED AWAY AT THE HEAD OF A CUL-DE-SAC AND ENJOYING VIEWS ACROSS ST AUSTELL BAY, THE HOUSE STANDS WITHIN WALKING DISTANCE OF POLTAIR AND CARCLAZE SCHOOLS AND ST AUSTELL COLLEGE.

**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

This modern semi detached family home is ideally situated on a popular residential estate on the edge of St Austell, within the sought-after area of Carclaze. Offering a perfect blend of comfort, practicality, and contemporary design, this property is well-suited to growing families or those seeking a low-maintenance lifestyle.

The home benefits from gas central heating and double glazing throughout, ensuring year-round warmth and energy efficiency. Internally, the property provides well-proportioned living accommodation with a light and airy feel, complemented by pleasant distant sea views that add to its overall appeal.

Externally, the property continues to impress with an enclosed rear garden—ideal for children, pets, or outdoor entertaining—designed with ease of maintenance in mind. In addition, there is a garage located within a nearby block, providing convenient and secure parking or storage.

This attractive home represents an excellent opportunity to acquire a modern, low-maintenance property in a convenient and desirable location, close to local amenities, schools, and transport links.

### Room Descriptions

#### Entrance Hall

Double Glazed front door. Stairs to first floor. Doors to;

#### Cloakroom

Double glazed window to side. Fitted suite of WC and wash basin.

#### Lounge

18' 04" x 10' 4" (5.59m x 3.15m)  
Double glazed window to front. Built-in under-stairs cupboard. Central heating radiator and thermostat. focal point fireplace. Door to;

#### Kitchen/dining room

17' 8" x 10' 4" (5.38m x 3.15m)  
Double glazed doors and window to rear garden. Kitchen area fitted with a matching range of wood fronted cupboards and drawers with worktops over. Inset one-and-a-half bowl sink unit with mixer tap. Inset four ring gas hob with built in oven beneath and extractor canopy above, set in a matching range of wall cabinets. Space and plumbing for washing machine. Wall mounted Baxi central heating boiler. Radiator to dining area.

#### First floor landing

with doors to:-

#### Bedroom One

14' 6" x 11' 7" (4.42m x 3.53m)  
Two double glazed windows to front with views over St Austell Bay. Radiator. Built in wardrobe.

#### Bedroom Two

9' 0" x 6' 9" (2.74m x 2.06m)  
Double glazed window to rear. Radiator.

#### Bedroom Three

8' 7" x 7' 3" (2.62m x 2.21m)  
Double glazed window to rear. Radiator.

#### Bathroom

Part tiled walls. Fitted suite of panelled bath with shower over, pedestal wash basin and WC. Radiator. Double glazed window to side.

#### Outside

The enclosed rear garden offers a private and versatile outdoor space. French doors from the dining area open onto a level, gravelled courtyard—perfect for relaxing or summer barbecues—while steps lead up to a raised decked area.

A short distance to the front, the garage is conveniently located within a block.