

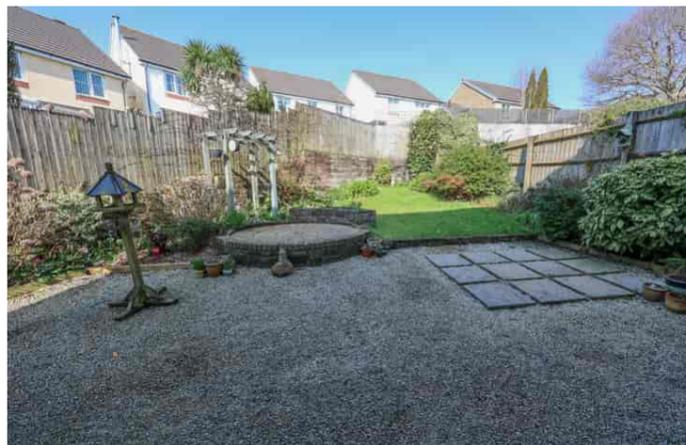
GROUND FLOOR
715 sq.ft. (66.5 sq.m.) approx.

1ST FLOOR
715 sq.ft. (66.5 sq.m.) approx.



RETALLICK MEADOWS, ST AUSTELL

PRICE £395,000



SITUATED ON THIS HIGHLY POPULAR ESTABLISHED RESIDENTIAL DEVELOPMENT LYING TO THE EASTERN FRINGE OF ST AUSTELL IS THIS WELL PRESENTED FOUR BEDROOM DETACHED HOUSE FORMING PART OF A SMALL QUIET CUL DE SAC. THIS FAMILY HOUSE OFFERS A COMPREHENSIVE PACKAGE, WELL ARRANGED ACCOMMODATION, DOUBLE LENGTH GARAGE GENEROUS ENCLOSED GARDEN AND IMMEDIATE ACCESS TO SHOPS AMENITIES AND SCHOOLS.

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

Perfect for those seeking a low-maintenance home, this attractive property features a traditional country-style stone exterior and a well-proportioned layout ideal for modern family living. A light and airy entrance hall leads to a bright dual-aspect lounge with French doors opening onto the rear garden. A separate dining room offers flexible space and could also be used as a home office or study. The well-fitted kitchen has room for a dining table and is complemented by a useful adjoining utility room. Upstairs, a galleried landing leads to four bedrooms, including a main bedroom with en-suite shower room, together with the family bathroom. Heating is provided by a gas-fired boiler supplying radiators and hot water throughout.

Outside, there are three off-road parking spaces with potential for a fourth by removing a small section of the front lawn. A standout feature is the tandem-length garage, effectively double the length of a standard garage. The enclosed rear garden gently slopes and includes a large gravelled seating area, generous lawn, planted borders, and a raised circular seating area ideal for relaxing or barbecues.

Retallick Meadows is a popular residential area on the eastern edge of the town, with schools and local shops nearby. A park area beside the development leads directly to the Clay Trails — a network of scenic, traffic-free routes along former china clay railway lines, ideal for walking, cycling and dog exercising.

With many positives, a house perfect for family accommodation, please come and have a look.

Room Descriptions

Entrance hall

With half glazed composite door, small window to the front, turning staircase to the first floor with storage cupboard, door to the cloakroom, impressive French glazed doors leading to the lounge.

Lounge

6.88m x 3.44m (22' 7" x 11' 3") A light dual aspect room with French doors leading to the rear garden and window to the front.

Cloakroom

Low level W.C. wash hand basin, window to the front.

Dining Room

2.9m x 2.98m (9' 6" x 9' 9") window to the front.

Kitchen/Breakfast room

3.6m x 2.9m (11' 10" x 9' 6") Window to the rear, space for table and chairs, well fitted with a good range of base units and high levels, low voltage lighting, space and plumbing for dishwasher, sink unit, double oven, gas hob unit with extractor canopy above, built in fridge and built in freezer, doorway to the utility room.

Utility room

1.9m x 1.5m (6' 3" x 4' 11") sink unit with cupboards below, space and plumbing for washing machine, high level cupboard concealing a Baxi wall mounted gas boiler which supplies radiators and hot water, door to the rear. door to the under stairs cupboard.

Landing

With access to the roof space, deep airing cupboard with radiator.

Bedroom

3.4m x 2.92m (11' 2" x 9' 7") Window to the rear, max.

Bedroom

3.0m x 2.44m (9' 10" x 8' 0") Window to the front.

Bathroom

2.6m x 2.0m (8' 6" x 6' 7") narrowing to 1.36, window to the front, panelled bath with built in shower mixer attachment, fully tiled around the bath area, display inglenook, low level W.C wash hand basin.

Bedroom

3.1m x 2.3m (10' 2" x 7' 7") narrowing slightly, window to the front.

Bedroom

3.6m x 3.5m (11' 10" x 11' 6") Window to the rear, door to the en suite.

En Suite Shower Room

2.2m x 1.5m (7' 3" x 4' 11") fitted vanity basin with storage below, concealed cistern W.C. window to the rear, double shower cubicle with mains shower, low voltage lighting.

Garage

This is a tandem semi detached garage with power and light connected and up and over door.

Outside

There is a tarmac driveway leading up the house which facilitates parking for three cars plus access to the garage. To the left and right hand side of the property there is gated access to the rear garden, which offers a large gravelled seating area, a raised circular patio/barbecue area which then leads to a generous lawn area with a variety of shrubs lining the boundary.