

**DRACENA, THE CHASE, STICKER, ST AUSTELL, CORNWALL
PL26 7HL**

PRICE £550,000



Ground Floor

All measurements are approximate and for display purposes only.



DRACENA IS A DECEPTIVELY SPACIOUS DETACHED INDIVIDUAL BUNGALOW QUIETLY SITUATED ALONG A SMALL PRIVATE ROAD WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE WHICH LIES TO THE WEST OF ST AUSTELL APPROXIMATELY 3 MILES DISTANT. WELL PRESENTED AND ARRANGED ACCOMMODATION WHICH COMPRISES OF AN ENTRANCE HALL, KITCHEN, SUPERB LOUNGE AND DINING AREA WITH STEPS DOWN TO AN IMPRESSIVE CONSERVATORY, INNER HALL WITH THREE DOUBLE BEDROOMS, BATHROOM AND EN SUITE SHOWER ROOM. DOUBLE GARAGE. LARGE BRICK PAVED DRIVEWAY, BEAUTIFUL MATURE GARDEN, BEING VERY PRIVATE AND A PLEASANT OUTLOOK ACROSS THE VILLAGE TO FARMLAND. EPC BAND D.

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

Dracena is a deceptively spacious detached individual bungalow quietly situated along a small private road within this highly sought after village which lies to the West of St Austell approximately 3 miles distant. Well presented and arranged accommodation which comprises of an entrance hall, kitchen, superb lounge and dining area with steps down to an impressive conservatory, inner hall with three double bedrooms, bathroom and en suite shower room. Double garage. Large brick paved driveway, beautiful mature garden, being very private and a pleasant outlook across the village to farmland. The property benefits from gas central heating and U.p.v.c. double glazed windows and doors. We understand that bedroom one, kitchen and lounge all enjoy fitted blinds that are remote control operated. The remote control is located next to the window in each room.

Room Descriptions

Entrance Hall

Upvc double glazed door with upper patterned obscure glazing allows external access into entrance hall. 3.11m x 1.98m (10'2" x 6'5") - Matching sealed glazed unit. Doors off to inner hall, WC, utility room and integral garage. Twin doors open to provide access to inbuilt storage. Wall mounted electric radiator. Marble tiled flooring.

Integral Garge

4.27m x 5.95m (14'0" x 19'6") - A generous garage with metal up and over door. Upvc double glazed door to rear with further double glazed window to rear. Light and power. Inspection pit. Work bench to the rear. This garage would lend itself well to car enthusiasts.

Utility Room

2.64m x 2.09m (8'7" x 6'10") - Upvc double glazed window to rear elevation. Roll top worksurface. Stainless steel sink with matching draining board and central mixer tap. Kitchen base units. Space for washing machine and tumble dryer. Marble tiled flooring. Wall mounted electric radiator.

Cloakroom

Wc: - 2.66m x 0.89m (8'8" x 2'11") - Upvc double glazed window to rear elevation. Matching two piece white WC suite comprising low level flush WC with dual flush technology and pedestal hand wash basin with central mixer tap. Tiled walls to water sensitive areas. Marble tiled flooring.

Inner Hall

1.64m x 1.22m (5'4" x 4'0") - Doors off to family bathroom and kitchen. Marble tiled flooring. Currently used to house the current vendors American style fridge freezer.

Main Bathroom

2.32m x 2.46m (7'7" x 8'0") - Upvc double glazed window to rear elevation. Matching four piece white bathroom suite comprising ceramic wash hand basin with central mixer tap, low level flush WC with dual flush technology, corner panel enclosed bath with central mixer tap fitted bath seat and separate shower enclosure with glass shower doors and wall mounted electric shower. Heated towel rail. Tiled walls. Wall mounted mirror with inset lighting. The bath and shower are on a raised carpeted plinth. Fitted extractor fan.

Kitchen

5.26m x 2.34m (17'3" x 7'8") - Doors through to inner hall and lounge/diner. A well lit twin aspect kitchen with Upvc double glazed windows to front and side elevation. Matching wall and base kitchen units with inbuilt lighting. Polished granite worksurfaces which extends to the side to create a breakfast bar. Stainless steel one and a half bowl sink with central mixer tap and grooved draining board. Tiled walls to water sensitive areas. Fitted Range Master with fitted extractor hood above and stainless steel splashback.

Integral dishwasher. Marble tiled flooring. Telephone point. Modern vertical radiator with inset mirror. Door to airing cupboard housing the hot water tank with further slatted storage facilities and wall mounted thermostat.

Lounge and Dining Room

9.59m x 4.80m (31'5" x 15'8") - (maximum measurement)
A truly delightful twin aspect room with Upvc double glazed window to front elevation, further Upvc double glazed bay window to front elevation and Upvc double glazed tilt and turn window to side elevation with patio doors providing access to the sunroom. Oak colour wood effect laminate flooring. This room lends itself beautifully as a lounge/diner with space directly off the kitchen area making the most of the picturesque bay window suitable for a dining table with the lounge area facing the sunroom. Three radiators. Television aerial point.

Sun Room

6.00m x 4.97m (19'8" x 16'3") - A truly spectacular sunroom with Upvc double glazed door to front elevation and further twin Upvc patio doors to rear elevation both allow access to the generous and enclosed plot. Wood steps with open storage recess below lead down from the lounge/diner to provide access to this spacious sunroom with Upvc double glazed sealed units with opening windows to the top sections to the remainder of the front, side and rear elevations. The sunroom also benefits from a double glazed roof. Matching laminate flooring continuing from the lounge/diner. To the rear of the sunroom there are opening ceiling windows and a red brick built up area, a fantastic planting bed bringing the outdoors in. Floor mounted electric plugs.

Inner Hall

5.99m x 1.15m (19'7" x 3'9") - Either accessed off the kitchen or lounge/diner is the inner hall. Doors off to double bedrooms one, two and three. Ceiling mounted sealed Upvc window providing natural light. High level door providing loft access. Initially off the kitchen area there are bespoke inbuilt storage recesses offering storage options with further high level storage above. Radiator. Wood laminate flooring. Nu Air Vent, this regulates the temperature in bungalow and loft to prevent condensation.

Bedroom 2

3.53m x 3.87m (11'6" x 12'8") - Upvc double glazed tilt and turn window to rear elevation. Radiator. Television aerial point.

Bedroom 3

2.43m x 3.87m (7'11" x 12'8") - Upvc double glazed tilt and turn window to rear elevation. Carpeted flooring. Radiator. Television aerial point.

Bedroom 1

5.18m x 3.74m (16'11" x 12'3") - (maximum measurement)

A delightful twin aspect room with Upvc double glazed window to side elevation over looking the garden and countryside beyond. Radiator. Inbuilt triple door wardrobes. Upon entering bedroom one the wood effect laminate flooring continues and provides access to the door leading through to the en-suite, and a curved opening provides access to the bedroom. The mains fuse box is located in the initial area into the bedroom.

En Suite Shower Room

1.75m x 1.88m (5'8" x 6'2") - Matching three piece cream en-suite comprising low level flush WC, pedestal hand wash basin and fitted shower enclosure with glass shower door and wall mounted electric shower. Carpeted flooring. Tiled walls. Fitted extractor fan. Radiator.

Outside

Accessed at the very end of a no through road, a bricked drive provides off road parking for numerous vehicles and allows access to the spacious integral garage. The property is extremely well stocked with bricked fronted elevated planting beds running the left hand side of the drive which is extremely well stocked with a plethora of evergreen planting and shrubbery. To the right hand side of the garage door is the covered main entrance to the property. The parking flows around the left hand side of the property offering additional parking options. The delightful stone built elevated planting bed flows around the left hand corner. Directly behind the garage is an elevated patio with a paved walkway flowing across the rear of the property providing external access into the rear of the garage. Directly opposite the garage access door is the property's wood outhouse.

Wood Outhouse: - 7.08m x 3.45m (23'2" x 11'3") - Extremely well built with single glazed wood frame windows providing natural light. Main access door to front.

In between the property and the wood outhouse is a delightful circular paved patio offering a walkway into the wood outhouse. Beyond the patio area is the spacious lawn. Extremely well stocked with numerous evergreen plants and shrubbery. Laid mostly to lawn and impeccably kept. Outdoor tap and a number of external power points dotted around the property. To the far corner of the property steps lead down to provide access to Retanning Lane. Directly off the sunroom is an elevated area of composite decking with inset astro turf, a perfect all year alfresco dining spot. To the front corner of the property the composite decking flows around the front and extends to steps leading around to a paved side walkway providing access to the rear access onto Retanning Lane. There is another external power point and outside tap located in this area.