

JUBILEE MEADOW, ST AUSTELL

PRICE £249,900



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.



NESTLED ON THE EDGE OF THIS SOUGHT-AFTER DEVELOPMENT, THIS MODERN THREE-BEDROOM SEMI-DETACHED HOME IS A FANTASTIC OPPORTUNITY. BOASTING A GARAGE AND AN ENCLOSED GARDEN, THE PROPERTY BENEFITS FROM GAS CENTRAL HEATING AND DOUBLE-GLAZED WINDOWS THROUGHOUT. THE THOUGHTFULLY DESIGNED ACCOMMODATION INCLUDES AN INVITING ENTRANCE HALL, A SPACIOUS OPEN-PLAN LOUNGE/DINING ROOM, A WELL-EQUIPPED KITCHEN, A BRIGHT CONSERVATORY, THREE COMFORTABLE BEDROOMS, A CONTEMPORARY SHOWER ROOM, AND A CONVERTED LOFT ROOM WITH HAND WASH BASIN AND VELUX WINDOWS FOR ADDED VERSATILITY. OUTSIDE, YOU'LL FIND A GARAGE AND DRIVEWAY FOR CONVENIENT PARKING. IDEALLY LOCATED WITHIN EASY REACH OF EXCELLENT PRIMARY AND SECONDARY SCHOOLS, THIS PROPERTY IS PERFECTLY SUITED FOR FAMILY LIVING.



The Property

Nestled on the edge of this sought-after development, this modern three-bedroom semi-detached home is a fantastic opportunity. Boasting a garage and an enclosed garden, the property benefits from gas central heating and double-glazed windows throughout. The thoughtfully designed accommodation includes an inviting entrance hall, a spacious open-plan lounge / dining room, a well-equipped kitchen, a bright conservatory, three comfortable bedrooms, a contemporary shower room, and a converted loft room with hand wash basin and Velux windows for added versatility. Outside, you'll find a garage and driveway for convenient parking. Ideally located within easy reach of excellent primary and secondary schools, this property is perfectly suited for family living.

St Austell is a town located in the heart of Cornwall, known for its rich mining heritage and stunning natural surroundings. The town offers a mix of modern amenities and traditional charm, with a bustling town centre, shops, cafes, and restaurants. Just a short distance from St Austell is Charlestown, a picturesque coastal village famous for its historic harbour and Georgian architecture. Charlestown is home to several tall ships, making it a popular spot for visitors and a unique setting for film and TV productions. With its beautiful coastline, nearby beaches, and the scenic Eden Project close by, St Austell and Charlestown provide a perfect blend of convenience, history, and natural beauty.

Room Descriptions

Entrance Hall

Step through the elegant half-glazed panelled door into the inviting entrance lobby, where you'll find stairs leading to the first floor. From here, a door provides access to the spacious lounge/dining room. The property also features an RCD unit for modern electrical safety and a convenient telephone point.

Cloakroom

With low level W.C, vanity unit, window to the front.

Lounge/Dining Room

24' 3" x 14' 6" (7.39m x 4.42m) Max narrowing to 9' 5", Featuring a front-facing window that fills the space with natural light, this area offers seamless access through an archway leading into the kitchen. Additionally, a charming small-pane effect UPVC patio doors into the conservatory, creating a bright and versatile flow between spaces. You will also find a useful under stair cupboard for extra storage.

Kitchen

9' 5" x 7' 11" (2.87m x 2.41m) Well designed, this space is well-equipped with an excellent range of base units and high-level cupboards, offering ample storage. There's dedicated space for an oven, complete with an extractor canopy for practicality. Additionally, it includes space and plumbing for a washing machine, as well as room for a fridge/freezer, ensuring functionality.

Conservatory

10' 6" x 11' 0" (3.20m x 3.35m) Featuring a built-in cupboard that neatly houses a wall-mounted gas-fired boiler. French doors to the rear provide a seamless connection to the outside, allowing natural light to pour in and creating an inviting indoor-outdoor flow.

Landing

This property features an airing cupboard with convenient shelving. From the landing, a space-saving staircase leads to a compact landing area with reduced head height, illuminated by a Velux roof light. Door from upper landing into converted loft room.

Converted Loft Room

12' 5" x 13' 9" (3.78m x 4.19m) The attic roof space offers versatility as it includes a wash hand basin and two additional Velux roof lights, creating a bright and functional area.

Bedroom 1

10' 3" x 11' 6" (3.12m x 3.51m) Showcasing a front-facing window that allows natural light to fill the space, this room also boasts a generously sized double wardrobe, offering ample storage

Bedroom 2

10' 3" x 8' 8" into the door recess. (3.12m x 2.64m) This space offers a large double wardrobe, providing further storage solutions, along with a rear-facing window.

Bedroom 3

7' 8" x 7' 3" (2.34m x 2.21m) A front-facing window fills the space with natural light, creating an inviting atmosphere.

Shower room

8' 3" x 5' 8" (2.51m x 1.73m) This beautifully appointed bathroom features a rear-facing window. It includes a radiator for added comfort, a fully tiled double shower with a mains shower system, a modern wash hand basin, a low-level W.C., and a convenient shaver socket.

Garage

16' 11" x 8' 5" (5.16m x 2.57m) Metal up and over door. Power and light connected.

Outside

The front of the property is beautifully maintained, featuring a charming small lawn and well-kept shrubs that enhance its curb appeal. The rear garden is thoughtfully designed with paving and gravel for low-maintenance living, enclosed by wooden fencing for privacy. A side gate provides convenient access to the driveway, which offers parking for two vehicles and leads to the garage.