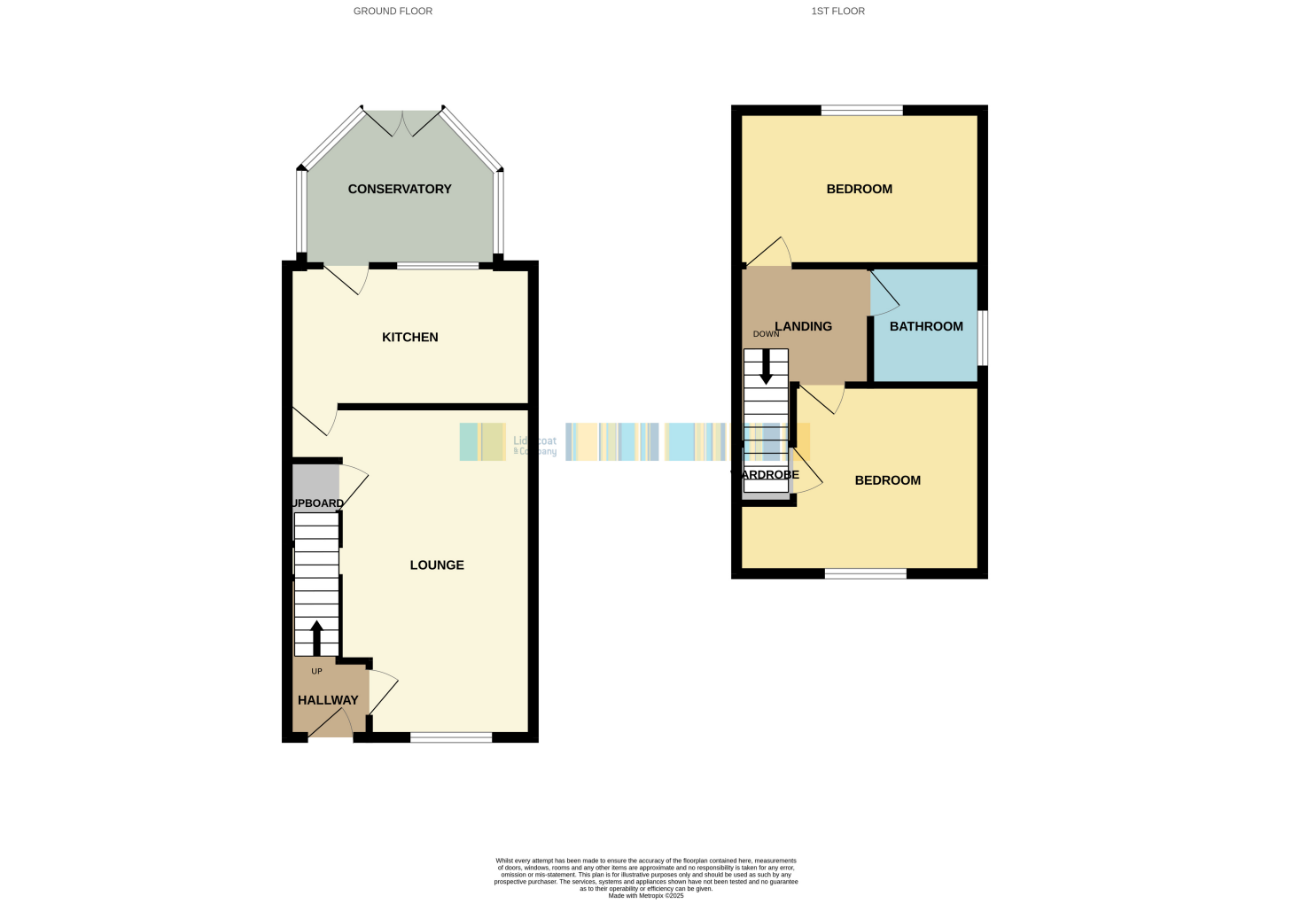




TREZAISE ROAD, ROCHE, ST AUSTELL

PRICE £195,000



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NOW AVAILABLE CHAIN-FREE, THIS WELL-PRESENTED TWO-BEDROOM SEMI-DETACHED HOME ENJOYS A QUIETER SETTING ON A VILLAGE ROAD RECENTLY BYPASSED BY A MAJOR NEW SCHEME—BRINGING A WELCOME REDUCTION IN THROUGH TRAFFIC AND ENHANCING THE SENSE OF CALM. THE PROPERTY OFFERS WELL-BALANCED ACCOMMODATION, INCLUDING AN ENTRANCE LOBBY, A SPACIOUS LOUNGE/DINING ROOM PERFECT FOR RELAXING OR ENTERTAINING, A FITTED KITCHEN, AND A BRIGHT CONSERVATORY THAT EXTENDS THE LIVING SPACE. UPSTAIRS FEATURES TWO GENEROUSLY SIZED DOUBLE BEDROOMS AND A FAMILY BATHROOM. ADDITIONAL HIGHLIGHTS INCLUDE OIL-FIRED CENTRAL HEATING AND DOUBLE-GLAZED UPVC WINDOWS AND DOORS THROUGHOUT.



The Property

Now available chain-free, this well-presented two-bedroom semi-detached home enjoys a quieter setting on a village road recently bypassed by a major new scheme—bringing a welcome reduction in through traffic and enhancing the sense of calm. The property offers well-balanced accommodation, including an entrance lobby, a spacious lounge/dining room perfect for relaxing or entertaining, a fitted kitchen, and a bright conservatory that extends the living space. Upstairs features two generously sized double bedrooms and a family bathroom. Outside, there's plenty of parking to the front, with additional space to the right-hand side leading to a level, enclosed rear garden laid to lawn and dotted with established shrubs—ideal for outdoor enjoyment. Further highlights include oil-fired central heating and double-glazed UPVC windows and doors throughout.

Room Descriptions

Entrance Lobby

With panelled upvc door to the entrance lobby, stairs to the first floor, door leading to the lounge.

Lounge/Dining Room

3.997m x 5.35m (13' 1" x 17' 7") Window to the front, under stairs recess, door through to the kitchen.

Kitchen

3.98m x 2.25m (13' 1" x 7' 5") Fitted with a good range of wood effect fronted units, space and plumbing for washing machine, space for the cooker, sink unit, tiled splashback, window to the rear and full glazed door leading

Conservatory

2.47m x 3.5m (8' 1" x 11' 6") With a ceramic tiled floor, a pitched hip roof, French doors to the rear garden, double wall light.

Bedroom 1

3.02m x 3.98m (9' 11" x 13' 1") Into the wardrobe recess, window to the front.

Bedroom 2

3.99m x 2.48m (13' 1" x 8' 2") Window to the rear.

Bathroom

1.88m x 1.74m (6' 2" x 5' 9") With window to the side, fitted with a concealed cistern W.C. vanity unit with mixer tap and storage below, open shelving extractor fan, P shaped bath with shower screen, Triton shower unit, partially tiled walls.

Outside

Approached from the road, the property boasts a generous parking area suitable for multiple vehicles. A wooden gate to the right provides access to a neatly gravelled side area, leading effortlessly to the rear garden.

At the back, the outdoor space is fully level and thoughtfully laid out with a paved patio, a lawned area, and mature shrub borders. A timber garden shed provides handy storage, while the oil-fired boiler is discreetly housed in its own enclosed casing. Wooden fencing surrounds the garden, creating a secure and private setting ideal for relaxing or entertaining.