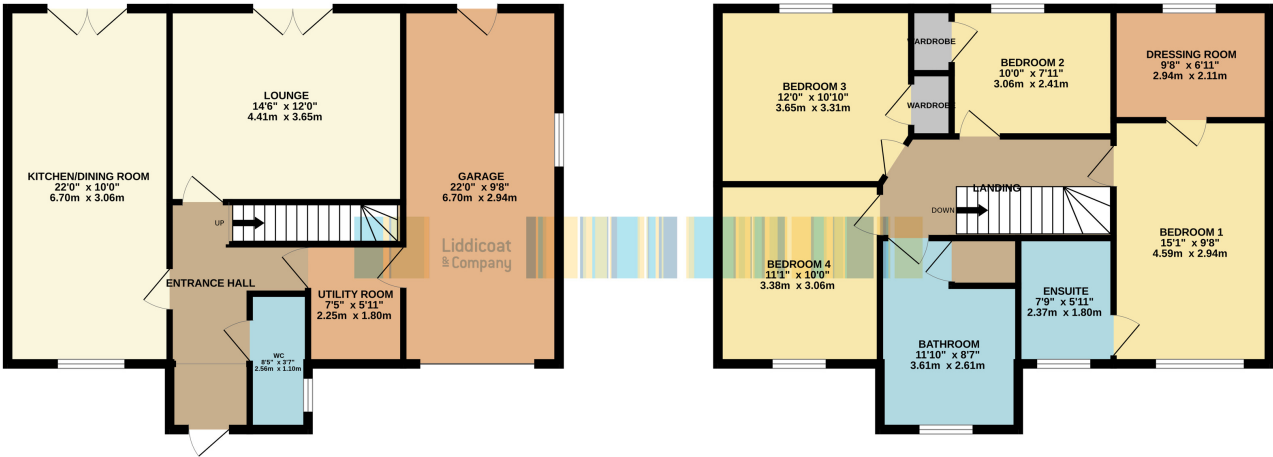


GROUND FLOOR
785 sq.ft. (72.9 sq.m.) approx.

1ST FLOOR
785 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA : 1570 sq.ft. (145.9 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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GIDLEY FIELDS, ST AUSTELL PRICE £450,000



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.



- BRAND-NEW, INDIVIDUALLY DESIGNED DETACHED FOUR-BEDROOM HOME, NEARING COMPLETION - - EXCLUSIVE CUL DE SAC LOCATION OFFERING COASTAL VIEW - MODERN LUXURY WITH SUSTAINABILITY - OFFERING AIR SOURCE HEATING, SOLAR PANELS (10KWH EXPANDABLE BATTERY), GROUND FLOOR UNDERFLOOR HEATING - ANTICIPATED EPC A RATING - CONTEMPORARY, ELEGANCE AND BESPOKE OPTIONS AVAILABLE - EARLY PURCHASE OFFERS PERSONAL CHOICE OF KITCHEN AND FLOORING - SPACIOUS PARKING AREA EQUIPPED WITH ZAPPI 7KW ELECTRIC VEHICLE CHARGING POINT



The Property

Introducing a brand-new, individually designed detached four-bedroom home, nearing completion and ready for occupancy within the next month. This outstanding property promises anticipated A-grade energy efficiency, thoughtfully crafted to combine modern luxury with sustainability. Situated in an exclusive close of just four homes, it offers a unique blend of privacy and prestige. The beautifully designed interior features a welcoming entrance hall, a cloakroom, a comfortable lounge, and a show-stopping fully-equipped kitchen/dining room. This space boasts premium Wren units, integrated appliances, and exquisite quartz worktops, with an exciting opportunity to personalise the colour and design if purchased prior to fitting. Add additional personal style through a choice of floor coverings, with an early purchase. The upper floor offers four well-proportioned bedrooms, including a luxurious main suite with its own dressing room and an elegant en-suite shower room. A stylish family bathroom completes the accommodation. Outside, the property offers generous parking for up to five vehicles and a raised rear garden, expertly prepared and levelled, ready for seeding—allowing you to create the perfect outdoor haven. The specifications elevate this home even further. Alongside high-quality fittings throughout, the property features highly insulated walls, ceilings, and floors. Enjoy the comfort of underfloor heating on the ground floor and energy-efficient aluminium radiators on the first floor. This efficient heating system is powered by a cutting-edge Samsung air source heat pump, complemented by recessed photovoltaic solar panels and a 10kWh battery pack, which is expandable for even greater energy savings. This remarkable home combines contemporary elegance with exceptional energy efficiency—don't miss your chance to make it yours!

Agents Note **Interbal photographs are from a similar designed property for illustrative purposes only**

Room Descriptions

Entrance Hall

Step through the composite door into a welcoming reception hall area. The cloakroom is equipped with a low-level W.C. and a sleek wash hand basin. A striking oak and glass staircase adds a touch of elegance, leading to a generously proportioned landing.

Kitchen/Dining Room

Featuring a window to the front and French doors to the rear, this space will be fitted with a premium selection of Wren kitchen units. The kitchen includes built-in appliances such as a double oven, induction hob with extractor above, integrated dishwasher. These are complemented by a luxurious quartz work surface with matching upstand, all illuminated by stylish low-voltage lighting. Act now to personalise this beautiful space, prior to fitting.

Lounge

4.41m x 3.649m (14' 6" x 12' 0") Featuring elegant French doors opening out to the rear garden, this space is perfectly designed to embrace indoor-outdoor living. Modern wall and pendant lighting enhance the ambiance.

Utility Room

1.8m x 1.94m (5' 11" x 6' 4") Featuring a window to the front, this utility space offers a practical worktop with dedicated plumbing and room for a washing machine and tumble dryer. A convenient door leads directly into the integral garage, ensuring functionality and seamless access.

Integral Garage

Featuring a remote-controlled roller electric door for effortless access, a window to the side allowing natural light, and a convenient door leading to the rear garden, this versatile space offers both practicality and potential. With its layout, it could easily be transformed into additional living accommodation if desired, providing flexibility to suit your lifestyle.

Landing

An attractive glass and oak balustrade enhances the staircase, leading elegantly to the bedrooms and family bathroom.

Bedroom 1

4.530m x 3.048m (14' 10" x 10' 0") Boasting a large front-facing window that bathes the room in natural light while offering stunning views of the coastline. Enhanced by sleek modern low-voltage lighting, the space flows seamlessly to a dressing room measuring 3.047m x 2.08m (10' 0" x 6' 10"), and further opens to an ensuite shower room.

En Suite Shower Room

1.95m x 1.83m (6' 5" x 6' 0") Featuring a window to the front, this room will be fitted with a stylish three-piece suite, thoughtfully designed to balance comfort and practicality.

Bedroom 2

3.06m x 2.4m (10' 0" x 7' 10") Featuring a built-in 1200mm wardrobe for added convenience and a window to the rear.

Bedroom 3

3.313m x 3.64m (10' 10" x 11' 11") Featuring a rear-facing window and a built-in 1200mm wardrobe that blends style with practical storage solutions.

Bedroom 4

3.06m x 3.3m (10' 0" x 10' 10") With window positioned at the front of the property, offering open views stretching towards the coastline.

Bathroom

3.56m x 2.6m (11' 8" x 8' 6") A spacious main bathroom showcasing a sleek three-piece suite, which includes a luxurious panelled spa bath, a low-level W.C., and a wash hand basin. A window to the front fills the space with natural light, and an airing cupboard provides practical storage for linens and towels

Outside

To the front of the property there is a large gravelled driveway providing parking for up to five cars with a Zappi 7KW car charger. There is access either side of the property leading to the secure gated rear garden which is slightly raised and will be left ready for seeding.