

GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.

1ST FLOOR
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 1049 sq.ft. (97.5 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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CENTURY CLOSE, ST AUSTELL

PRICE £375,000



FOR SALE AND CHAIN FREE, THIS BEAUTIFULLY REFURBISHED FOUR-BEDROOM DETACHED HOME IS IDEALLY LOCATED IN A SOUGHT-AFTER RESIDENTIAL DEVELOPMENT CLOSE TO LOCAL SHOPS AND SCHOOLS. OFFERING SPACIOUS FAMILY LIVING, THE PROPERTY FEATURES AN INVITING ENTRANCE HALL LEADING TO A BRIGHT LOUNGE AND A SEPARATE DINING ROOM. THE MODERN KITCHEN IS WELL-APPOINTED, AND THE FIRST FLOOR INCLUDES FOUR GENEROUS BEDROOMS, A FAMILY BATHROOM, AND AN EN-SUITE SHOWER ROOM TO THE MASTER. THE HOME ALSO BENEFITS FROM AN INTEGRAL GARAGE, PARKING FOR THREE CARS, AND AN EXCEPTIONALLY LARGE REAR GARDEN WITH NEWLY PAVED PORCELAIN PATIO AREAS AND A SPACIOUS LAWN, MAKING IT PERFECT FOR FAMILIES AND ENTERTAINING.

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.

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The Property

For sale and chain free, this beautifully refurbished four-bedroom detached home is ideally located in a sought-after residential development close to local shops and schools. Offering spacious family living, the property features an inviting entrance hall leading to a bright lounge and a separate dining room. The modern kitchen has been completely refitted with brand-new appliances, while the first floor includes four generous bedrooms, a newly installed family bathroom, and an en-suite shower room to the master. The home has been extensively refurbished throughout, including replacement internal oak doors, full redecoration, and new carpets. Gas central heating is provided, along with U.P.V.C. windows and doors for added efficiency and security. An integral garage offers additional convenience, while outside, the property boasts parking for three cars and an exceptionally large rear garden with newly paved porcelain patio areas and a spacious lawn, making it perfect for families and entertaining. This is a turnkey opportunity, ready for immediate occupation with no further expense required.

Located in the heart of Cornwall, St Austell is a town known for its rich history, stunning coastline, and excellent amenities. Just a short distance away is the charming harbour village of Charlestown, famous for its beautifully preserved Georgian port, tall ships, and appearances in popular films and TV series. Nearby, the world-renowned Eden Project offers an unforgettable experience with its iconic biomes, lush gardens, and educational exhibits. With its mix of coastal beauty, cultural attractions, and modern conveniences, St Austell is an ideal place to call home.

Room Descriptions

Entrance hall

A composite part-glazed door opens into the hall, which provides access to the integral garage and flows seamlessly into the dining area.

Kitchen

9' 10" x 7' 3" (3.00m x 2.21m) Newly fitted, this kitchen features a range of sleek pale grey-fronted base units and high-level cupboards, complemented by square-edge work surfaces and easy-to-clean vinyl splashbacks. It includes a built-in oven, hob, and stainless steel extractor, along with space and plumbing for a washing machine and space for a fridge/freezer. A window to the front allows natural light to brighten the space.

Dining Room

14' 3" x 8' 5" (4.34m x 2.57m) With turning stairs leading to the first-floor landing, which features a landing window, and sliding patio doors with a side screen that open onto the initial porcelain-paved patio.

Lounge

13' 8" x 10' 8" (4.17m x 3.25m) A rear-facing window fills the space with natural light, while elegant oak double doors provide a stylish entrance from the hall, enhancing the sense of space and openness.

Garage

18' 6" x 8' 5" (5.64m x 2.57m) The integral garage features a durable metal up-and-over door, with power and lighting connected for convenience. At the rear, there is ample space to create a practical utility area beneath the recessed stair section, adding extra functionality to the home.

Cloakroom

Featuring a newly installed suite, this stylish space includes a compact wash hand basin with a vanity unit for added storage, a concealed cistern W.C., and sleek vinyl quartz-effect wall panels. A front-facing window allows natural light to enhance the contemporary design.

Landing

The landing includes a window, along with roof access and a convenient linen cupboard for additional storage.

Bedroom 1

10' 8" x 11' 3" (3.25m x 3.43m) A window to the front allows natural light to fill the room, with a door leading to the en suite for added convenience.

En Suite Shower Room

5' 0" x 7' 5" (1.52m x 2.26m) The en suite features a brand-new suite with quartz-effect vinyl panelled walls, a concealed cistern W.C., and a wash hand basin with storage below. The shower cubicle is fitted with a mains shower, and a window to the front.

Bedroom 2

12' 0" x 6' 3" (3.66m x 1.91m) Window to the front.

Bedroom 3

11' 3" x 8' 4" (3.43m x 2.54m) Window to the rear.

Bedroom 4

9' 3" x 7' 3" (2.82m x 2.21m) Window to the front.

Bathroom

1.85m x 1.93m (6' 1" x 6' 4") Enjoy the luxury of a brand-new bathroom suite, complete with a sleek mains shower over the bath. Designed for both style and convenience, it features stunning quartz-effect vinyl panelled walls, a concealed cistern WC, and a stylish wash hand basin with built-in storage.

Outside

At the front of the property, there is a generous parking area with space for three cars, complemented by a pathway to the left that leads to the rear. The rear garden is notably larger than others in the development, featuring a light grey porcelain patio area with a matching pathway that extends to a much larger patio at the base of the garden. Between the two patio areas is a spacious, well-maintained lawn, perfect for outdoor activities and family gatherings.