

GROUND FLOOR



WINDSOR DRIVE, CARLYON BAY, ST AUSTELL

PRICE £599,950



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.

FOR SALE AND CHAIN FREE A DECEPTIVELY SPACIOUS IMMACULATLY PRESENTED REMODELLED BUNGALOW FAVOURABLY SITUATED AT THE END OF A CUL DE SAC LOCATED WITHIN THE HIGHLY SOUGHT AFTER COASTAL RESIDENTIAL AREA OF CARLYON BAY. NO 9 HAS BEEN COMPREHENSIVELY EXTENDED AND IMPROVED TO A HIGH STANDARD AND PROVIDES A TURN KEY SOLUTION WITH SPACIOUS ACCOMMODATION WHICH COMPRISES OF ENTRANCE LOBBY, HALLWAY, SUPERB KITCHEN/DINING ROOM, UTILITY ROOM, CLOAKROOM, LIVING ROOM, THREE DOUBLE BEDROOMS, FAMILY BATHROOM, EN SUITE SHOWER ROOM AND WALK IN WARDROBE TO THE MAIN BEDROOM. DETACHED GARAGE, PLENTY OF PARKING, LEVEL LANDSCAPED GARDENS TO THE FRONT AND REAR.



The Property

For sale and chain free a deceptively spacious immaculately presented remodelled bungalow favourably situated at the end of a cul de sac located within the highly sought after coastal residential area of Carlyon Bay. No 9 has been comprehensively extended and improved to a high standard and provides a turn key solution with spacious accommodation which comprises of Entrance lobby, hallway, superb kitchen/dining room, utility room, cloakroom, living room, three double bedrooms, family bathroom, en suite shower room and walk in wardrobe to the main bedroom. Detached garage, level landscaped gardens to the front and rear. The property is also conveniently placed for Primary and Secondary Schools, the coastal footpath, Carlyon Bay Golf Club, the Carlyon Bay Hotel and Spa and easy access onto the coastal footpath to the Historic Port of Charlestown. EPC - C

Situated in the popular coastal location of Carlyon Bay which offers a range of amenities including a championship golf course, the renowned Edies restaurant and a 4 star hotel. Charlestown is a popular Georgian harbour side village, which can be accessed from a coastal footpath near the property, and is situated around a picturesque inner and outer harbour with pebble beach, some two miles from St Austell town centre. The harbour currently houses some fishing boats and several tall ships, and has been the back drop of several feature films and TV series, this largely due to its picturesque natural and unspoilt coastline surrounds. Charlestown has a hotel and guest houses, with excellent restaurants, and a selection of public houses.

Room Descriptions

Entrance Porch

1.95m x 1.82m (6'4" x 5'11") - Light wood effect flooring that continues through into the inner hallway and kitchen, radiator. Door into cloakroom Wc:

Cloakroom

2.45m x 0.96m (8'0" x 3'1") - Comprising of low level Wc with hidden cistern, hand basin with mixer tap set onto a white gloss vanity storage cabinet and tiled splash back. Frosted double glazed window to front with deep display sill. Recess spotlighting. Extractor.

Kitchen/Dining Room

4.25m x 7.13m (13'11" x 23'4") - (measurement at maximum points) This impressive kitchen comprises of a range of light coloured wall and base units plus matching island incorporating built in cabinets with breakfast bar and free standing pendant down lighting. Integrated oven. Four ring hob with modern extractor over. Integrated dishwasher. Modern one and a half bowl stainless steel sink and drainer with mixer tap. Window looking out over the rear garden plus french doors onto flagstone patio area from where it enjoys a great deal of sun throughout the day and into the evening. Two high Velux windows. Further lighting provided by recess spot lighting. High level television aerial point. Ample array of double sockets. Finishing touches within the kitchen is a speckled square edged work surface with white gloss tiled splash back plus LED pelmet lighting. Door into utility.

Utility Room

2.46m x 1.60m (8'0" x 5'2") - Similarly finished units as the kitchen, with space beneath work surface for washer and dryer. Further cabinet space. Wall mounted boiler system. Window to side.

Lounge/Dining Room

7.40m x 3.42m (24'3" x 11'2") - Large double glazed window with display sill enjoying an outlook over the garden. Double glazed light dome. Ample double wall sockets throughout plus television aerial and telephone point. Two radiators.

Inner Hall

From the inner hallway a window to front enjoying an outlook over the landscaped gardens. Radiator. Recess spotlighting. Internal door into bedrooms. Door to storage.

Bathroom

1.98m x 3.16m (6'5" x 10'4") Well appointed and offering bath with curved shower screen with integrated shower system over. Low level Wc and wash hand basin set onto grey gloss wall cabinets with attractive work surface and tiled splash back with frosted window above. Finished with a light tiled wall surround with decorative border. Recess lighting. Extractor. Chrome heated ladder towel rail.

Bedroom 1

4.24m x 3.66m (13'10" x 12'0") - This impressive and spacious bedroom offers double glazed sliding doors out onto the flagstone patio and garden to the rear. Benefiting from large walk in wardrobe with recess spotlighting. radiator. Further door into large en-suite. Walk In Wardrobe: - 3.02m x 1.58m

En Suite Shower Room

4.72m x 1.21m (15'5" x 3'11") With a glass opening door into double size shower cubicle with integrated shower system and white tiled wall surround with decorative insert plus rain effect shower and separate attachment. Extractor, recess spotlighting. Hand basin with mixer tap set onto a grey gloss vanity cabinet and attractive work surface with

glass fronted vanity storage cabinet above. Low level Wc with hidden cistern. Frosted window to rear.

Bedroom 2

4.74m x 2.98m (15'6" x 9'9") - Large window enjoying an outlook over the gardens and driveway. Radiator.

Bedroom 3

3.18m x 2.38m (10'5" x 7'9") television aerial and telephone point. Radiator, window to the side.

Outside

The property is located within Windsor Drive at the end of the cul-de-sac on a large corner plot. Tarmaced driveway offering plenty of parking and detached garage offering an up and over door, power and light are connected. Pillared pedestrian pathway with flagstone paving and maturing well kept borders and to the left a golden gravelled area with circular flagstone paving. The flagstone paving continues around the property with further low maintenance gardening and golden gravelling. The pathway continues around on both sides. There is a large expanse of open lawn to the rear with shrub beds. The rear garden is enclosed by a strip wood fence panel surround and there are two paved patio areas for seating.