

127 PHERNYSSICK ROAD, ST AUSTELL, CORNWALL PL25 3UA

PRICE £500,000



**CHAIN FREE A MODERN DETACHED AND DECEPTIVELY SPACIOUS FOUR BEDROOM BUNGALOW SITUATED AT THE END OF A QUIET NO THROUGH ROAD WITHIN A POPULAR RESIDENTIAL AREA LYING TO THE NORTH EAST OF THE TOWN CENTRE. THE PROPERTY BOASTS ACCOMMODATION OF VERY GOOD PROPORTIONS AND IN BRIEF COMPRISES OF ENTRANCE PORCH LEADING TO A LARGE ENTRANCE HALL, LOUNGE, SEPARATE DINING ROOM, CONSERVATORY, FOUR BEDROOMS, BATHROOM AND EN SUITE SHOWER ROOM. OUTSIDE LEVEL ESTABLISHED GARDENS TO THE FRONT A SIDE DRIVEWAY LEADING TO A GARAGE WHICH JOINS A HOBBY ROOM, SEPARATE W.C. AND UTILITY ROOM.**

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### The Property

CHAIN FREE A modern detached and deceptively spacious four bedroom bungalow situated at the end of a quiet no through road within a popular residential area lying to the North East of the town centre. The property boasts accommodation of very good proportions and in brief comprises of Entrance porch leading to a large entrance hall, lounge, separate dining room, conservatory, four bedrooms, bathroom and en suite shower room. Outside level established gardens to the front a side driveway leading to a garage which joins a hobby room, separate W.C. and utility room.

There is scope, subject to planning consent, to convert the outbuildings into annex accommodation if required.

The property enjoys gas central heating and U.p.v.c. windows and doors.

In order to provide additional energy savings photovoltaic solar panels have been fitted to the property

### Room Descriptions

#### Location

St Austell is one of the largest towns in Cornwall and offers a wider range of shopping facilities including the larger supermarkets and entertainments such as a bowling alley, leisure centre and cinema. Further afield lie the beaches of both the north and south coasts, the picturesque harbours of Charlestown and Mevagissey, the Lost Gardens of Heligan and of course the Eden Project. Surrounding the Cornish town of St Austell and its neighbouring villages is a surreal landscape created by more than two hundred years of clay mining.

#### Front Porch

6' 3" x 4' 5" (1.91m x 1.35m) Half glazed upvc door and windows. Full glazed door and side screen leading to an impressive entrance hall.

#### Entrance Hallway

23' 2" x 5' 6" (7.06m x 1.68m). Radiator. Two wall lights. Double doors to a hat and coat cupboard with a Worcester wall mounted boiler and shelving. Glazed door leading to:

#### Kitchen

14' 9" x 12' 11" (4.50m x 3.94m) Large window to the rear. Solid wood pine work surfaces. 1 and 1/2 bowl sink unit. Space and plumbing for washing machine. Tall Kenwood fridge. Pull out storage cupboard. Built in dishwasher. Built in electric oven. Space for a fridge and four ring gas hob unit. Extractor above. Low voltage lighting. Tiled splash back. Radiator. Half glazed upvc door to the rear porch.

#### Rear Porch

8' 3" x 5' 8" (2.51m x 1.73m) Tiled floor. Half glazed upvc door with built in cat flap.

#### Lounge

14' 9" x 17' 8" (4.50m x 5.38m) Natural slate open fireplace extending to display area, TV bench. Two windows to the side. Two radiators. Slate hearth.

#### Conservatory

9' 8" x 10' 8" (2.95m x 3.25m) Radiator. Hip roof. French doors leading to the rear garden. Double glazed sliding doors leading to the dining room.

#### Dining Room

14' 9" x 11' 9" (4.50m x 3.58m). Window to the side. Radiator. Two wall lights. Door leading to the fourth bedroom.

#### Bedroom 4

10' 8" x 12' 4" (3.25m x 3.76m). Radiator. Window to the rear and window to the side. Door leading back to the hallway.

#### Shower Room

6' 2" x 6' 11" (1.88m x 2.11m) Vanity unit with mixer tap. Cupboard space below. Mirror and cupboard above. Window to the rear. Extractor fan. Corner shower unit with attractive Victorian iron work with two shower heads.

#### Bedroom 3

7' 6" x 8' 9" (2.29m x 2.67m). Window to the rear. Radiator.

#### Bedroom 2

11' 6" x 11' 9" (3.51m x 3.58m). Window to the front. Radiator.

#### Bedroom 1

13' 9" x 11' 9" (4.19m x 3.58m). Two double and one single fitted wardrobes. Double chest of drawer units. Single wardrobes and storage lockers above either side of the bed with bedside table. Radiator. Position for wall mounted TV. Door leading to:

#### En-suite Bathroom

7' 4" x 10' 9" (2.24m x 3.28m). Ceramic tiled flooring. Ceramic tiled walls. Corner spa bath, low level WC and wash hand basin. Shaver socket. Low voltage lighting. Radiator. Large shower cubicle. Built in mains shower extractor. Built in shelved storage cupboard.

#### Garage

18' 0" x 12' 8" (5.49m x 3.86m). Roller electric door. Power and light connected. Door leading to the adjoining store workshop.

#### Store Workshop

11' 8" x 12' 3" (3.56m x 3.73m). Upvc window to the side. Power and light connected. Door leading to:

#### Cloakroom

Wash hand basin. Hot water heater. Low level WC.

#### Garden Store

Power and light connected. Half glazed upvc door. Outside Tap and power points.

#### Outside

To the front of the property is a brick paved parking area which then leads into the the from garden area where there is a range of mature shrubs plants and small trees, beyond which is a lawned garden leading up to the front of the bungalow. The garage lies to the left of the bungalow access by a tarmac drive. To the right of the garage is a gate and archway leading to rear courtyard area providing access to the garage and additional outbuildings. To the rear is a small garden area with raised shrub border.