



SAWLES ROAD, ST AUSTELL

PRICE £475,000



FOR SALE A BEAUTIFULLY RENOVATED AND EXTENDED DETACHED DORMER BUNGALOW, NOW PROVIDING A VERSATILE FOUR BEDROOM HOME. TUCKED AWAY IN A VERY CONVENIENT, QUIET NON ESTATE LOCATION JUST SOUTH OF THE TOWN CENTRE. THIS DELIGHTFUL HOME OFFERS ALMOST BRAND NEW ACCOMMODATION WITH VERY GENEROUS GARDENS AND PARKING COMBINED WITH A LARGE SUNNY GARDEN.

PART OF THE PROPERTY IS OF CORNISH UNIT CONSTRUCTION (A NON-STANDARD FORM OF CONSTRUCTION). THIS TYPE OF CONSTRUCTION MAY NOT BE ACCEPTABLE TO ALL LENDERS. PROSPECTIVE PURCHASERS ARE ADVISED TO SEEK ADVICE FROM THEIR MORTGAGE PROVIDER OR BROKER REGARDING SUITABILITY.

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

Discover this spacious and charming 4-bedroom, 3-bathroom detached dormer bungalow, perfectly designed for comfortable family living. Boasting a generous main lounge with the option of a second reception room if required, this home offers a versatile space ideal for relaxing and entertaining.

In brief the accommodation comprises of spacious entrance hall, a well equipped kitchen, large main lounge with Bi fold doors leading onto a raised patio, open fireplace with wood burner, extensively fitted kitchen, two ground floor bedrooms one of those with an en suite shower room, cloakroom, utility room, integral garage, two further bedrooms to the first floor, both with en suites.

The property's layout ensures privacy and convenience, with well-appointed bedrooms providing ample room. The three modern bathrooms, including en-suite facilities.

Set in a peaceful location, the bungalow enjoys a generous garden, ideal for outdoor living and summer entertaining, along with a garage and ample off-road parking for multiple vehicles.

Further features include air source heating under floor heating and this is complimented by photovoltaic solar panels reducing energy bills significantly.

This property is an excellent choice for those seeking a detached home with plenty of space and character in a sought-after area. Don't miss the opportunity to make this delightful bungalow your new home !

Part of the property is of Cornish unit construction (a non-standard form of construction). This type of construction may not be acceptable to all lenders. Prospective purchasers are advised to seek advice from their mortgage provider or broker regarding suitability.

Room Descriptions

Entrance hall

With part glazed composite door and two vertical side side screens to the hallway, stairs to the first floor, ceramic tiled floor, under stairs storage, door to cloakroom.

Cloakroom

With window to the rear, low level W.C. wash hand basin.

Lounge

5.32m x 5.80m (17' 5" x 19' 0") A bright room with aluminium Bi fold doors to a raised paved patio and steps leading down to the garden, two windows to the gable, open fireplace with wood burner inset, low voltage ceiling lighting. Oak flooring, double doors to the kitchen.

Kitchen

6.4m x 3.24m (21' 0" x 10' 8") A well fitted room with plenty of base units and high level cupboards and built in appliances, ceramic tiled floor, window to the rear and tiled splashbacks. Double oven, space for dishwasher, space for fridge/freezer, open shelving, dresser unit housing under floor manifolds for the under floor heating, open way through to the utility room.

Utility Room

3.19m x 1.79m (10' 6" x 5' 10") With full glazed door to the side covered way, space and plumbing for washing machine and tumble dryer, sink unit. Ceramic tiled floor, range of matching units.

Bedroom

5.01m x 3.61m (16' 5" x 11' 10") Max, windows to the front and side, low voltage lighting, built in wardrobe cupboard, door to the en suite. Ceramic tiled floor. Door to the en suite.

En Suite shower room

2.6m x 1.52m (8' 6" x 5' 0") Attractive patterned tiled floor, window to the rear, three piece suite, comprises of a large enclosed shower unit with electric shower, vanity unit with concealed cistern W.C. plus storage, extractor, and low voltage ceiling lights, vertical towel radiator.

Bedroom/Office/Dining Room

3.69m x 3.17m (12' 1" x 10' 5") Ceramic tiled floor, windows to the front.

First Floor Landing

With eaves storage cupboard.

Bedroom

4.76m x 3.22m (15' 7" x 10' 7") Large full height balcony style velux, window to the front, recessed ceiling lights, door to the en suite shower room, two eaves storage cupboards. Door leading through to a large roof storage area, ideal for additional clothes and at the end of the storage area there is access to the plant room which houses equipment for the air source and solar panels.

En Suite Bathroom

3.18m x 2.34m (10' 5" x 7' 8") Beautifully finished with a stand alone bath with wall mounted taps, two inglenooks, corner shower cubicle with two shower heads, vanity basin with storage below, low level W.C. window to the side, shaver socket and towel radiator.

Bedroom

4.05m x 2.63m (13' 3" x 8' 8") Plus the dormer window to the front, door to the en suite shower room.

En Suite Shower room

3.2m x 1.14m (10' 6" x 3' 9") With a large shower cubicle and mains shower with two shower heads, low level W.C. vanity basin, towel radiator, window to the side

Garage

4.69m x 3.38m (15' 5" x 11' 1") With a remote electric roller door, power and light.

Outside

To the front, a smart brick-paved forecourt and gated entrance open onto a substantial gravel driveway, providing generous parking for multiple vehicles or even a boat.

A standout feature is the full-length covered side passage, ideal for secure storage and offering convenient access through to the rear garden. The outdoor space continues to impress, with a raised patio perfectly positioned to overlook an expansive garden, complete with a gravel seating area, large lawn, and well-maintained vegetable plot.

Further enhancing the appeal are two timber garden sheds and an aluminium greenhouse—ideal for keen gardeners or those seeking additional outdoor storage.