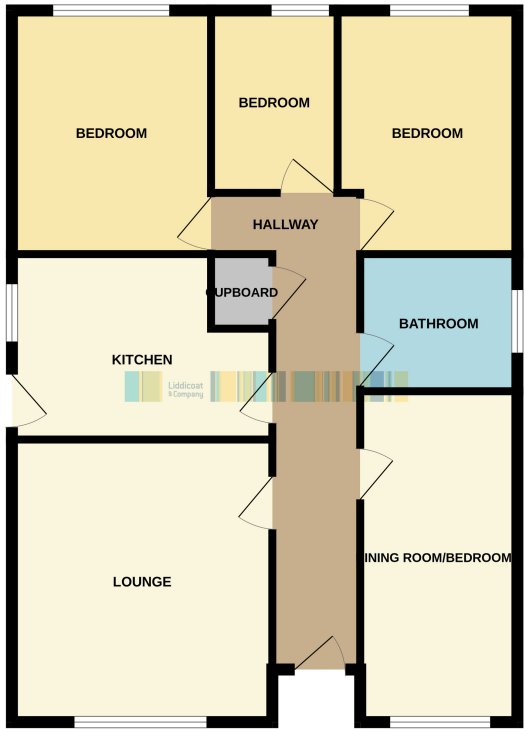


GROUND FLOOR



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 misstatement. 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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**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.

ROSLYN CLOSE, ST AUSTELL, CORNWALL

PRICE £339,000



**FOR SALE A DECEPTIVELY SPACIOUS UPGRADED FOUR BEDROOM DETACHED BUNGALOW, INCLUDING A NEWLY FITTED KITCHEN AND BATHROOM. WHETHER YOU'RE UPSIZING, DOWNSIZING, OR SIMPLY SEEKING A MOVE-IN-READY RETREAT, THIS BUNGALOW HAS ALOT TO OFFER.**





### The Property

This deceptively spacious detached bungalow has been thoughtfully upgraded throughout to deliver comfort. The current owners have completed a renovation, including a sleek new kitchen and contemporary bathroom, alongside energy-saving low voltage ceiling lighting. While the improvements may not be immediately visible from the outside, the property benefits from professional re-rendering. Additional features include gas-fired central heating and UPVC double glazing throughout, making this home both cosy and cost-effective. Whether you're upsizing, downsizing, or simply seeking a move-in-ready retreat, this bungalow has a lot to offer.

The property boasts a spacious rear garden designed for easy enjoyment across all age groups. A large patio offers the perfect space while the level lawn provides ample room. Its low-maintenance layout means less work and more leisure—whether you're hosting, gardening, or simply taking in the outdoors.

One of the standout features of this bungalow is its adaptable layout—rarely found in similar homes. With four potential bedrooms, the property easily caters to larger families or those in need of space to spread out. Alternatively, one of these rooms can be styled as a second reception, hobby space, or dedicated home office, offering versatility to suit your lifestyle. To the front, off-road parking is readily available, with scope to expand this area if needed—ideal for multi-vehicle households or visiting guests.

Roslyn Close is an established residential area lying to the East side of St Austell town offering excellent convenience to all the out of town super stores, shops, schools and amenities the area has to offer. Several local beaches are all within a few miles of this property.

### Room Descriptions

#### Entrance Hall

With half glazed leaded light composite door leading into a spacious entrance hall. Access to the roof void, low voltage lighting, PIV unit, shelved built in cupboard.

#### Bedroom 4/Dining room

2.28m x 4.8m (7' 6" x 15' 9") With a large window to the front, small cupboard with consumer unit.

#### Living Room

3.9m x 3.92m (12' 10" x 12' 10") Large window to the front.

#### Kitchen

3.93m x 3.0m (12' 11" x 9' 10") The newly refitted kitchen showcases a stylish combination of wood grain-effect light blue cabinetry and contrasting square-edge granite-style worktops. Fully equipped for modern living, it features a built-in oven, induction hob, and stainless steel extractor, all set against a smart tiled splashback. Recessed lighting enhances the sleek aesthetic, while integrated appliances—including a dishwasher and washing machine—maximise convenience. A tall larder cupboard adds valuable storage, and a side window and half-glazed door provide natural light and easy access.

#### Bathroom

2.0m x 2.36m (6' 7" x 7' 9") The bathroom has been tastefully refurbished with fully tiled walls and flooring for an easy-care finish. A panelled bath with shower screen is complemented by a mains-powered dual-head shower. Additional highlights include an extractor fan, low-voltage lighting, and a contemporary vanity unit with integrated storage. The concealed cistern WC ensures a streamlined look, while the side window brings in natural light. A vertical towel radiator adds a practical, modern touch.

#### Bedroom 1

3.6m x 2.99m (11' 10" x 9' 10") With window overlooking the rear.

#### Bedroom 2

2.7m x 3.6m (8' 10" x 11' 10") With window to the rear.

#### Bedroom 3

2.59m x 1.84m (8' 6" x 6' 0") With window to the rear.

#### Workshop

4.4m x 2.8m (14' 5" x 9' 2") With wooden folding doors to the front and two windows to the side, power and light connected.

#### Attached store room

With side door and window.

#### Outside

To the front, a concrete hardstanding provides ample off-road parking for multiple vehicles, accompanied by a level, easy-care lawn. Side pathways offer smooth access to the rear, where you'll find a spacious patio and level lawn—ideal for entertaining or relaxing in comfort. A second seating area captures the evening sun beautifully, making the garden a standout feature that perfectly complements the proportions of the bungalow. An outside tap adds practicality to this well-balanced outdoor space.