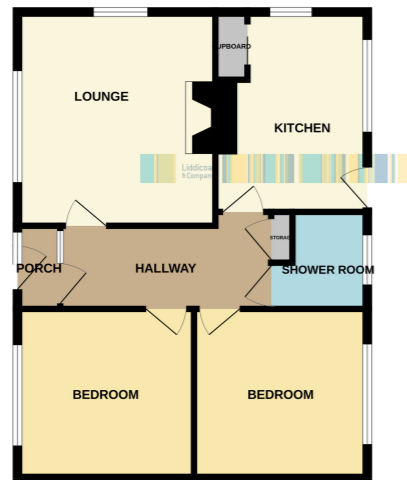


Floor plan of the Garage area, showing a large rectangular space labeled "GARAGE".








TOTAL FLOOR AREA: 760 sq.ft. (70.6 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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PRICE £325,000



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The Property

Charming Detached Bungalow with Expansive South-Facing Garden in Peaceful Village Setting Tucked away in a tranquil cul-de-sac within a sought-after village, this well-maintained detached bungalow offers the perfect blend of comfort and potential. Boasting two generous double bedrooms, the property is ideal for those seeking single-level living with scope to personalise or extend (subject to necessary planning consents). Step outside to discover a superbly sized south-facing rear garden—private, sun-drenched, and brimming with possibility. Whether you envision lush landscaping, a vegetable plot, or entertaining spaces, this outdoor haven is a rare find. Additional highlights include a detached garage, driveway parking for multiple vehicles, and modern gas central heating with newly installed radiators throughout—ensuring year-round comfort. A fantastic opportunity to enjoy peaceful village life without compromising on convenience or future flexibility.

Located in Sticker, which has a local store with a post office and country pub. Sticker is just a 15 minute drive from the picturesque Mevagissey harbour, with its quaint cobbled winding streets, which houses a range of eateries and independent stores. Sticker also has good access to the A390 providing easy access to both St Austell and the City of Truro.

Room Descriptions

Entrance Porch

With UPVC entrance door, tiled floor and white emulsion walls. The entrance porch provides the perfect space for coats and boots, as well as a place to dust off any little paws after a country walk

Hallway

1.76m x 3.62m (5' 9" x 11' 11") All rooms within the bungalow lead off this large spacious hallway with a fitted storage cupboard at the end, featuring a newly fitted carpet and white emulsion walls, as well as a new radiator.

Kitchen

4.15m x 2.88m (13' 7" x 9' 5") The kitchen is situated at the back of the bungalow overlooking the large private garden. The kitchen has two large UPVC double glazed windows creating a bright and airy space. There are a range of base and wall mounted kitchen units with work surface and power points, sink unit with mixer tap, freestanding gas cooker, space for washing machine and fridge/freezer. There is a small pantry housing the gas boiler and providing additional storage. There is a neutral colour tiled floor, white tiled back splashes, white emulsion walls, new radiator and a UPVC door leading out to the large rear garden.

Lounge

4.2m x 3.6m (13' 9" x 11' 10") The lounge is situated at the front of the property again with two large UPVC double glazed windows creating a bright and light space. Although the current owner has got this space set up as a lounge with large furnishings, this space may also accommodate a dining area. The lounge features an electric fire and surround, TV point, white emulsion walls, newly fitted carpet and a new radiator.

Shower Room

1.6m x 1.8m (5' 3" x 5' 11") The shower room is at the back of the property allowing privacy. There is a UPVC double glazed window with obscured glass. The white suite comprises a corner shower unit with electric shower, WC and hand basin and pedestal. The blue floor tiles create a pop of colour within the neutrally decorated space. Although this is currently a shower room, this space may accommodate a bath with shower above.

Bedroom One

3.26m x 3.15m (10' 8" x 10' 4") Bedroom 1 is a good-sized double situated at the back of the property with a large UPVC double glazed window overlooking the large rear garden. Recently fitted with new carpet, walls are white emulsion, and the room also benefits from a new radiator.

Bedroom Two

3.1m x 3.25m (10' 2" x 10' 8") Bedroom 2 is a good-sized double situated at the front of the property with a large UPVC double glazed window overlooking the front garden. Recently fitted with new carpet, walls are white emulsion, and the room also benefits from a new radiator.

Garage and Parking

2.9m x 4.83m (9' 6" x 15' 10") To the left side of the property there is a large drive providing parking for multiple vehicles which leads to a detached garage with an up and over door. The garage also features a pedestrian door to the side, which can be accessed easily from the garden. There is also power and lighting. The vendor has informed us that the garage roof was also recently replaced.

Outside

The property is situated on a large plot with fantastic front and rear gardens that are mainly laid to lawn with a range of established trees and plants. The substantial rear garden is south facing with a decking area and two patios providing ample entertaining space.

Subject to planning permission the bungalow would lend itself to being extended or due to the substantial rear garden it may also be possible (subject to planning permission) to provide a separate annex creating multi-generational living opportunities or a possible rental income.