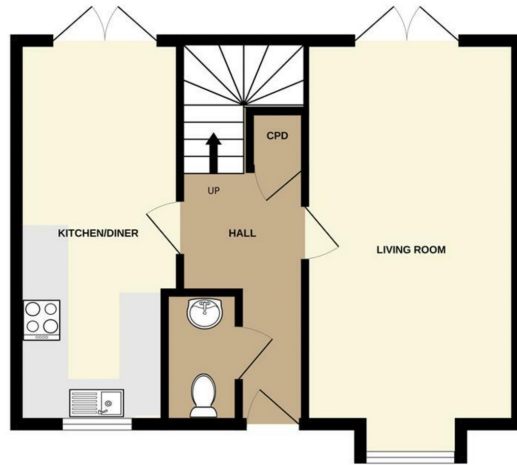


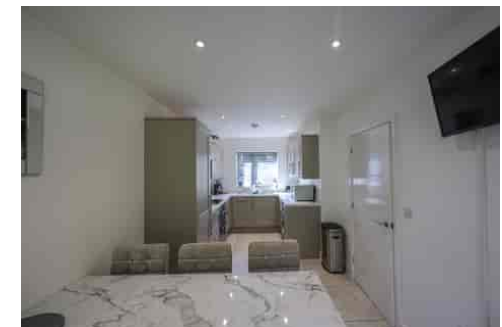
GROUND FLOOR

1ST FLOOR



CUDDRA ROAD, ST AUSTELL, CORNWALL PL25 3GB

PRICE £349,950



IMMACULATE MOVE-IN READY DETACHED THREE BEDROOM FAMILY HOME WITH MODERN INTERIORS, BUILT-IN KITCHEN APPLIANCES, AND AN ILLUMINATED MEDIA WALL. FEATURES GAS-FIRED CENTRAL HEATING, UPVC GREY-FINISHED WINDOWS AND DOORS, AND OAK INTERIOR DOORS. AMPLE PARKING AND A LARGE GARDEN BACKING ONTO TRANQUIL WOODLAND.

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.



The Property

Nestled in a peaceful, traffic-free location on the outskirts of a sought-after development, this beautifully presented three-bedroom detached home offers modern comfort in a serene setting, backing onto quiet, mature woodland. Presented in as-new condition, the property boasts a well-designed layout, including a welcoming entrance hall, convenient cloakroom, and a stylish open-plan kitchen/dining room, equipped with a range of built-in appliances to enhance everyday convenience. The impressive dual-aspect lounge features a striking illuminated media wall with bespoke shelving, creating a warm and inviting space for relaxation. Upstairs, three generously sized bedrooms await, including a luxurious en suite shower room in the principal bedroom, complemented by a contemporary family bathroom. Designed for modern living, the home benefits from gas-fired central heating, alongside sleek UPVC grey-finished windows and doors, offering both style and efficiency. Internally, attractive Oak doors add a touch of warmth and elegance throughout. Externally, the home enjoys ample driveway parking on a smart brick-paved drive, alongside a neatly manicured front lawn. To the rear, a spacious lawned garden offers a private retreat, seamlessly blending into the natural woodland backdrop—perfect for outdoor enjoyment. A superb opportunity to secure a move-in ready home in a picturesque and highly desirable location. Viewing highly recommended !

Cuddra Road is a great location lying on the Eastern side of St Austell with great access to all shops, Charlestown, Carlyon bay, main schools and a variety of local beaches.

Room Descriptions

Entrance Hall

Featuring a part-glazed composite door opening into a welcoming hallway, with ceramic tiled flooring, a radiator with cover, and stairs leading to the first floor. Practical storage includes a built-in shallow cupboard housing the RCD unit and an under-stairs cupboard for added convenience.

Cloakroom

Featuring a ceramic tiled floor, a concealed cistern low-level W.C., a compact display shelf, a wash hand basin, an extractor fan, and low-voltage lighting for a sleek, modern finish.

Lounge

3.09m x 6.17m (10' 2" x 20' 3") A large front-facing window floods the space with natural light, while elegant French doors open to the rear garden. The fitted media wall features dedicated spaces for a TV and speakers, alongside shelved display areas with ambient low-voltage lighting. At its base, a glass-fronted programmable electric fire offers customizable lighting effects for added atmosphere.

Kitchen/Dining Room

2.63m x 6.17m (8' 8" x 20' 3") Featuring ceramic tiled flooring, a front-facing window, and French doors leading to the rear patio, this stylish kitchen is thoughtfully designed with low-voltage lighting and light grey wood-textured base units paired with high-level cupboards. It comes fully equipped with built-in appliances, including a fridge/freezer, AEG induction hob with extractor, AEG double oven, and dishwasher, plus space and plumbing for a washing machine. A bank of top-opening storage units provides extra practicality, while the grey one-and-a-half bowl sink unit completes this modern, functional space.

Landing

Featuring a large landing window, roof access, PIV air ventilation unit, and a practical airing cupboard housing a Vaillant wall-mounted gas boiler, supplying radiators and hot water throughout.

Bedroom 1

3.3m x 2.9m (10' 10" x 9' 6") A front-facing window brings in natural light, while a triple built-in wardrobe cupboard offers generous storage. A door leads to the en suite, completing this well-appointed space.

En Suite Shower room

Featuring a three-piece suite, including a double shower enclosure with a mains-fed twin shower head, a concealed cistern W.C., and a wall-mounted wash hand basin. Additional highlights include a towel radiator, front-facing window, extractor fan, low-voltage lighting, partially tiled walls, and a shaver socket for added convenience.

Bedroom 2

3.97m x 2.9m (13' 0" x 9' 6") Features a front-facing window and a built-in wardrobe for additional storage space.

Bedroom 3

2.69m x 2.61m (8' 10" x 8' 7") Features window to the rear.

Bathroom

2.09m x 1.68m (6' 10" x 5' 6") Featuring partially tiled walls, a concealed cistern low-level W.C., and a panelled bath with a mains-fed shower overhead. Additional touches include a wash hand basin, extractor fan, and a shaver socket for convenience.

Garage

3.35m x 6.0m (11' 0" x 19' 8") Featuring a part-glazed garage door, with power and lighting connected for convenience. A side access door offers easy entry, while the pitched roof provides ample storage space.

Outside

Set back from the road, this property benefits from a brick-paved driveway with garage access. The spacious rear garden, backing onto woodland, provides excellent privacy, complemented by a paved patio area ideal for outdoor furniture and entertaining.