

GROUND FLOOR
1451 sq.ft. (134.8 sq.m.) approx.

1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 2141 sq.ft. (198.9 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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CREAKAVOSE PARK, ST STEPHEN, ST AUSTELL

PRICE £355,000



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.

THIS GENEROUSLY SIZED DETACHED 4-BEDROOM HOME, LOCATED IN A QUIET CUL-DE-SAC IN A SOUGHT-AFTER VILLAGE, OFFERS A RARE OPPORTUNITY FOR EXTENDED FAMILY LIVING OR POTENTIAL RENTAL INCOME THROUGH A SEPARATE 1-BEDROOM ANNEX. THE PROPERTY BOASTS SPACIOUS AND VERSATILE ACCOMMODATION, IDEAL FOR LARGE FAMILIES. THE MAIN HOUSE FEATURES A WELCOMING ENTRANCE HALL, A SPACIOUS LOUNGE, A LARGE KITCHEN/DINING ROOM, UTILITY ROOM, BATHROOM, AND FOUR DOUBLE BEDROOMS, INCLUDING AN EN-SUITE SHOWER ROOM IN THE MASTER BEDROOM. THE ANNEX OFFERS A SELF-CONTAINED LIVING SPACE WITH A LOUNGE/DINING ROOM WITH KITCHENETTE, A BEDROOM, AND A SHOWER ROOM — PERFECT FOR INDEPENDENT LIVING OR AS AN ADDITIONAL INCOME STREAM. OUTSIDE, THERE IS A TARMAC DRIVEWAY PROVIDING AMPLE PARKING AND A PRIVATE, ENCLOSED REAR GARDEN WITH A LAWN AND PATIO AREA, OFFERING A GREAT SPACE FOR OUTDOOR RELAXATION. THIS PROPERTY IS OFFERED CHAIN-FREE AND PRESENTS AN EXCELLENT OPPORTUNITY TO CREATE A FLEXIBLE LIVING ARRANGEMENT.

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The Property

This generously sized detached 4-bedroom home, located in a quiet cul-de-sac in a sought-after village, offers a rare opportunity for extended family living or potential rental income through a separate 1-bedroom annex. The property boasts spacious and versatile accommodation, ideal for large families. The main house features a welcoming entrance hall, a spacious lounge, a large kitchen/dining room, utility room, bathroom, and four double bedrooms, including an en-suite shower room in the master bedroom. The annex offers a self-contained living space with a lounge/dining room with kitchenette, a bedroom, and a shower room — perfect for independent living or as an additional income stream. Outside, there is a tarmac driveway providing ample parking and a private, enclosed rear garden with a lawn and patio area, offering a great space for outdoor relaxation. This property is offered chain-free and presents an excellent opportunity to create a flexible living arrangement.

The property benefits from oil central heating and UPVC windows and doors.

Room Descriptions

Entrance hall

Fitted hat and coat cupboard, central heating control, double storage cupboard. Stairs to the first floor, Grant floor mounted boiler, situated under the stairs.

Bathroom

11' 0" x 5' 8" (3.35m x 1.73m)
Window to the side, downflow heater, separate shower cubicle with Triton electric shower, panelled bath, vanity unit, wash hand basin, low level W.C.

Bedroom 4

15' 8" x 12' 8" (4.78m x 3.86m)
Window to the rear, extensive range of fitted wardrobe cupboards and storage.

Lounge

18' 0" x 16' 2" (5.49m x 4.93m)
With French small paned glazed doors into this room, window to the rear, two wall lights.

Kitchen/Dining room

With French doors to the rear, window to the side and front. Range of wood fronted units, built in oven hob and extractor unit, sink unit.

Utility Room

With base units and worktop, full glazed door to the side, space and plumbing for a washing machine and space for tumble dryer, window to the front.

Bedroom 1

21' 0" x 11' 0" (6.40m x 3.35m)
Window to the rear.

Bedroom 2

11' 0" x 10' 8" (3.35m x 3.25m)
Plus deep door recess, door leading to the en suite, window to the rear.

Bedroom 3

16' 0" x 10' 8" (4.88m x 3.25m)
With window to the rear.

En Suite

With a white suite comprising a corner shower, vanity unit, low level W.C.

Annex Lounge/kitchen

17' 6" x 18' 0" (5.33m x 5.49m)
max and L shaped, with Upvc sliding doors leading in from the front. window to the front. this is an L-shaped room. cupboard housing meters, radiator, kitchen area with a range of wood fronted units, including sink unit, space for cooker. Two steps leading to the shower room. Door to the bedroom.

Bedroom

10' 7" x 9' 0" (3.23m x 2.74m) With window to the side.

Outside

To the front is a tarmac drive with parking for two cars and to the right hand side access to the side which leads around to the rear. The rear garden is level and enclosed with lawn and patio area. There is access from both sides of the property. To the rear boundary is a stone hedge and fencing.

Annex shower room

Fitted with a three piece white suite with mains shower.