

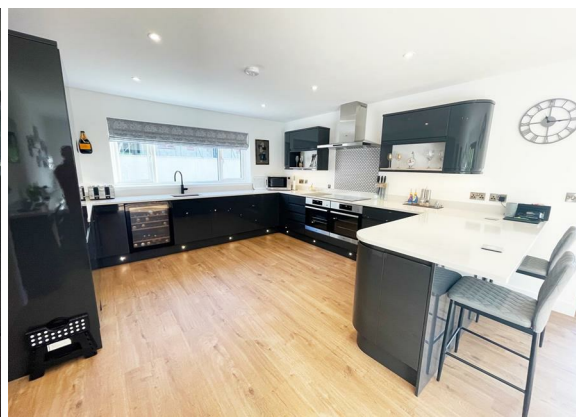


Hewas Water Hewas Water Sticker

PL26 7FS

Offers Over £650,000

- FOUR DOUBLE BEDROOM DETACHED HOUSE
- LOVELY LANDSCAPED GARDENS
- EXCLUSIVE SECLUDED LOCATION
- SET WITHIN A SMALL CUL DE SAC
- CONNECTED TO ALL MAINS SERVICES
- HIGH SPECIFICATION FINISHES
- AMPLE OFF STREET PARKING FOR MULTIPLE VEHICLES
- OVERSIZED GARAGE WITH ELECTRIC ROLLER DOOR
- SEPARATE UTILITY ROOM



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - New
Build

Floor Area - 2127.00 sq ft



4



2



1



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DESCRIPTION

Almost finished! Millerson is offering a wonderful opportunity that should not be missed: A beautiful four-bedroom detached, executive style family home in a stunning location. In addition, there are three more plots available in this development, each with unique external finishes, balconies, and porches. Lucky buyers at this stage of construction will have a say in choosing the kitchens, bathrooms, and flooring. These fantastic properties are spacious, covering 2100 square feet, and come with a ten-year build zone warranty.

As you enter through the porch way, you come into a substantial and spacious hallway where you will find storage cupboards, a cloakroom, a utility room, a living room and a fabulous well-appointed kitchen/dining room. The beautifully crafted staircase takes you to the first floor where you will find a prodigious four-piece family bathroom with a stand-alone quadrant shower and a stunning rolltop bath, four well-proportioned double bedrooms with the principal having a splendid crafted balcony, a well thought-out walkthrough wardrobe that enters into the ensuite which has a large walk-in shower, contemporary vanity units, washbasins, and WC.

The well-proportioned German manufactured kitchen offers a comprehensive range of U-shaped base and eye level units with quartz work surfaces to upstands. The kitchen includes a single drainer, sink unit, integral dishwasher, refrigerator and freezer, built-in AEG fan-assisted oven with induction hob and extractor hood. The utility room is spacious to accommodate a washing machine and tumble dryer, work surface with an inset sink and drainer. The living room leads off the hallway and opens out onto the terrace where you will find a beautifully landscaped garden that is predominantly laid to lawn and very private. To the front of the property is a tarmac car parking area for two vehicles with a walled boundary that has been cleverly thought out and designed for bedding plants and a substantial double garage with electric up-and-over doors.

Properties of this magnitude do not come to the market that often. Early viewings are essential.

LOCATION

Sunnyvale Meadow is located within the hamlet of Hewas Water, conveniently situated for Truro, St Austell and the beautiful Roseland Peninsula. Village amenities are available within the nearby village of Sticker, including a local shop and public house. Various other villages are also a short drive away with Polgooth, and a great public house, the harbour of Mevagissey and other nearby popular destinations such as the Lost Gardens of Helligan and the Eden Project.

The Roseland itself is one of Cornwall's most unspoilt areas with an inspiring combination of harbour villages and rolling rural countryside. The waterside village of St Just in Roseland, famous for its ancient church, Portscatho, Portloe and Veyan combine beautifully with some of the county's finest beaches to create a sensational place to live. Cornwall's A30 is within 7.5 mile and provides easy access along the length of Cornwall. Surfing beaches along Cornwall's rugged north coast are easily accessible with Newquay just 15 miles' distant.

Sunnyvale is situated within close proximity of everything needed to embrace the very best and most varied aspects of Cornwall's idyllic lifestyle.

TENURE & SERVICES

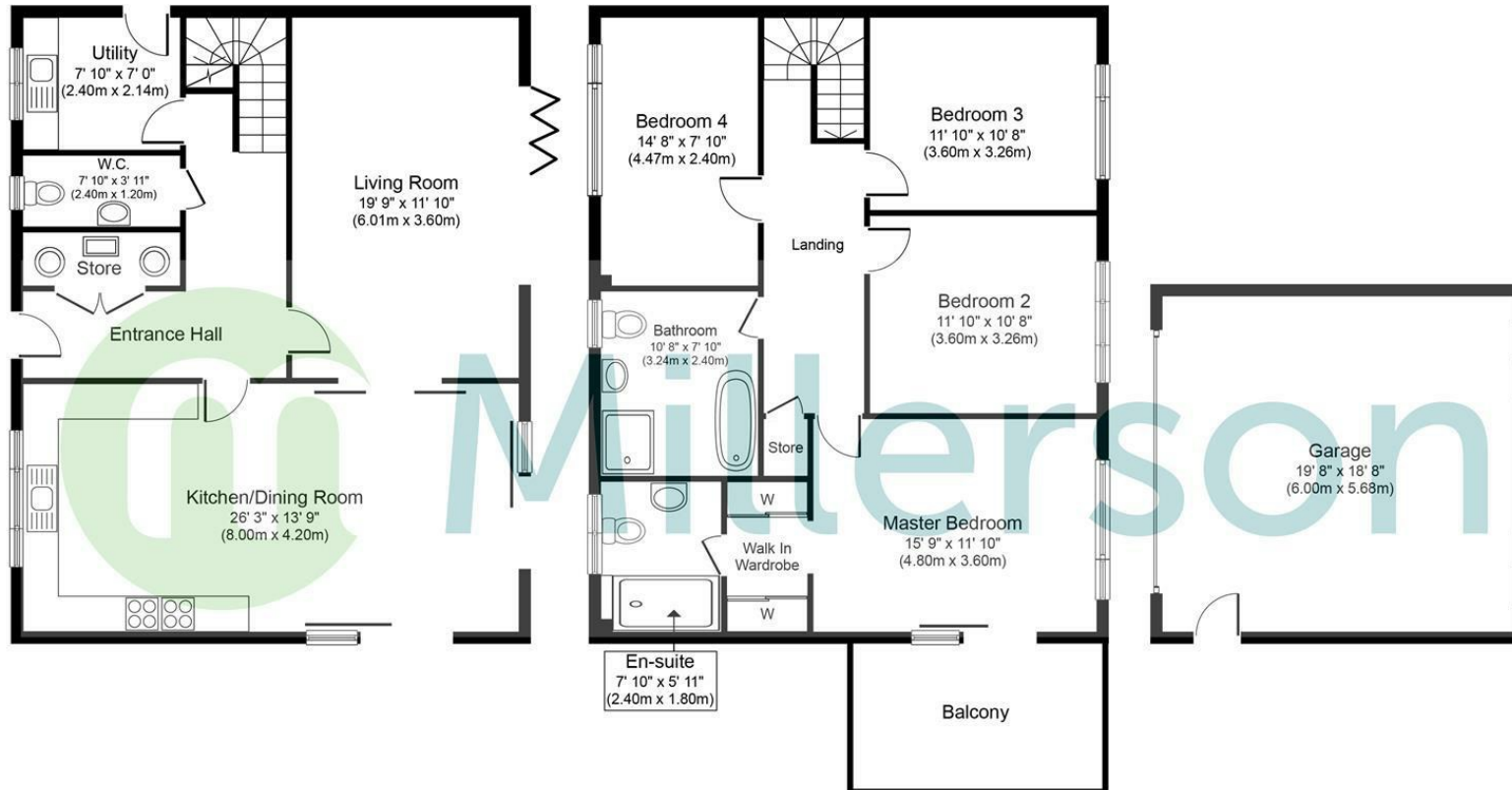
Freehold. Mains drainage, electricity and water. Air source heat pump. Underfloor heating on the ground floors and radiators on the first floor. 10-year build zone warranty.

AGENTS NOTE

The photos used for advertising are of the completed and sold plot 2.



Directions To Property



Ground Floor
 Approximate Floor Area
 940 sq. ft.
 (87.4 sq. m.)

First Floor
 Approximate Floor Area
 940 sq. ft.
 (87.4 sq. m.)

Garage
 Approximate Floor Area
 367 sq. ft.
 (34.1 sq. m.)

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Valuation Request

