



Highfield Avenue
St. Austell
PL25 4SN

Price Guide £340,000

- Perfect Family Home
- Two Reception Rooms Plus Conservatory
- Ground Floor Shower Room And First Floor Bathroom
- Spacious Rear Garden
- Off Road Parking For Multiple Vehicles
- Distant Countryside Views
- Walking Distance To Local Amenities
- Double Glazing Throughout
- Connected To Mains Services



Tenure - Freehold

Council Tax Band - C

Floor Area - 1345.00 sq ft



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D57

Property Description

Millerson Estate Agents are thrilled to market this four bedroom semi detached home located within walking distance to St Austell Town Centre. This property has been well cared for by its current owners and is an ideal home for growing families. Upon entering the property, you are met with an entrance porch which leads into the entrance hallway. Geometric floor tiles lead the way into the lounge and separate dining room, both of which benefit from lovely oak flooring. The kitchen offers ample work top space for those chefs amongst us, and in turn, leads into the breakfast room. The ground floor is also home to a shower room, conservatory, and a rear porch which acts as a utility room. Upstairs, there are four bedrooms, one of which benefits from built in wardrobes and the family bathroom. Outside, there is a generous sized garden which is fully enclosed and ideal for enjoying the Cornish sunshine. The property is connected to all mains services, and falls under Council Tax Band C. Viewings are highly recommended to appreciate all that this property has to offer.

Location

The property is located within walking distance of St Austell town centre which offers a wide range of shopping, coffee shops, restaurants and local leisure centre. It is situated within the catchment area of the local primary school of Mount Charles and secondary schools of Penrice and Poltair Academies. St Austell has a mainline railway station providing direct access to London Paddington and Penzance. The picturesque harbour at Charlestown is only a short drive and has been used as the setting for numerous period dramas and films including The Eagle Has Landed, Mansfield Park and Poldark, and remains popular due to the fabulous setting and quality dining. The area is also home to the breathtaking Lost Gardens of Heligan and of course the world famous Eden Project

The Accommodation Comprises

All dimensions are approximate.

Entrance Porch

Geometric flooring. Door through to

Entrance Hall

Skimmed ceiling. Smoke sensor. Radiator. Geometric tiled flooring. Stairs to first floor. Doors leading to:

Lounge

14'6" x 12'10" (4.44m x 3.93m)

Double glazed bay window to the front aspect. Coving. Electric feature fire with mantle and hearth. Radiator. Ample plug sockets. TV and broadband point. Skirting. Engineered oak flooring.

Dining Room

13'4" x 11'8" (4.07m x 3.57m)

Double glazed window to the rear aspect. Skimmed ceiling. Coving. Radiator. Ample plug sockets. TV point. Skirting. Engineered oak flooring.

Kitchen

14'11" x 11'3" (4.56m x 3.44m)

Double glazed window to the side aspect. Skimmed ceiling. Recessed spotlights. Consumer unit housed. A range of wall and base fitted units with roll top work surfaces. Cupboard housing boiler. Space for freestanding fridge freezer and cooker. One and a half sink with drainer. Under wall cupboard lighting. Tiling around stain sensitive areas. Radiator. Ample plug sockets. Skirting. Tiled flooring. Door leading through to the

Breakfast Room

9'1" x 7'9" (2.79m x 2.37m)

Double glazed window to the side aspect. Skimmed ceiling. Recessed spotlights. Storage cupboard. Ample plug sockets. Skirting. Laminate flooring.

Conservatory

13'10" x 9'5" (4.23m x 2.89m)

Wall lights. Ample plug sockets. Skirting. Laminate flooring. Double glazed French doors leading into the rear garden.



Shower Room

8'5" x 3'5" (2.59m x 1.05m)

Skimmed ceiling. Recessed spotlights. Wall mounted electric heater. Double shower with waterfall shower head and detachable head. Wash basin with mixer tap and storage below. WC with push flush. Heated towel rail. Tiled throughout. Tiled flooring.

Side Porch

Space and plumbing for a washing machine, tumble dryer and dishwasher. Door leading out into the rear garden.

First Floor Half Landing

Skimmed ceiling. Loft access. Doors leading into:

Bedroom Three

10'2" x 8'9" (3.12m x 2.68m)

Double glazed window to the rear aspect. Coving. Radiator. Plug sockets. Skirting. Carpeted flooring.

Bathroom

7'9" x 5'2" (2.38m x 1.60m)

Frosted double glazed window to the side aspect. Skimmed ceiling. Recessed spotlights. Bath with shower over. WC with push flush. Wash basin with wall mounted mirror above. Heated towel rail. Tiling around water sensitive areas. Skirting. Vinyl flooring.

First Floor Landing

Skimmed ceiling. Smoke sensor. Access into boarded loft benefitting from power, lighting and a Velux window. Plug sockets. Skirting. Carpeted flooring. Doors leading into:

Bedroom One

13'1" x 12'2" (4.01m x 3.71m)

Double glazed window to the rear and side aspect. Coving. Radiator. Ample plug sockets. Skirting. Carpeted flooring.





Highfield Avenue, St. Austell, PL25 4SN

Bedroom Two

14'7" x 8'10" (4.46m x 2.70m)

Currently used as the primary bedroom. Double glazed bay window to the front aspect. Coving. Two, large built in wardrobes with mirrored fronts. Radiator. Ample plug sockets. Skirting. Carpeted flooring.

Bedroom Four

8'9" x 7'7" (2.69m x 2.33m)

Double glazed window to the front aspect. Coving. Radiator. Plug sockets. Skirting. Carpeted flooring.

Outside

To the front- Bricked driveway parking for multiple vehicles. Side access. Hardstanding steps leading to the front door.

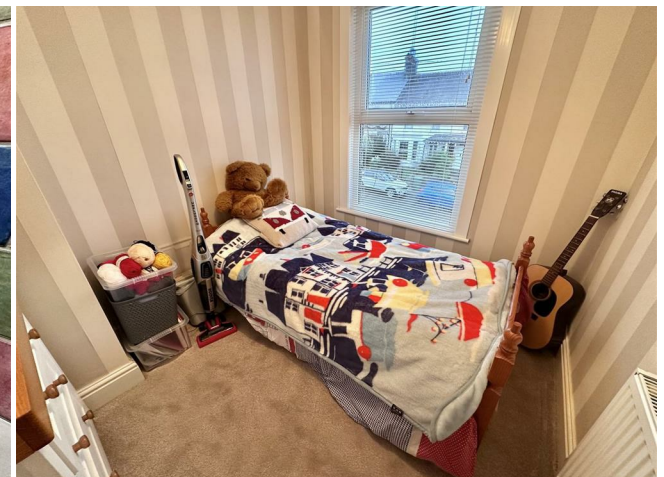
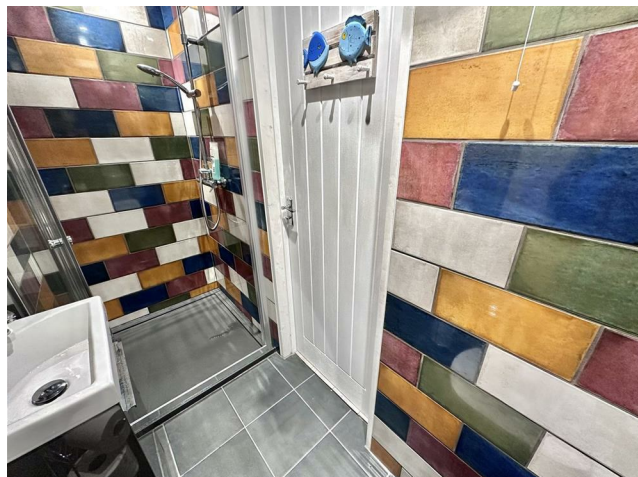
To the rear- Laid to lawn enclosed garden. Greenhouse. Outbuilding measuring approximately 4.47m x 3.33m and benefitting from power and lighting. Pond. Patio area. Outside tap. Outside power socket.

Parking

There is off road parking for multiple vehicles as well as on street parking.

Services

This property is connected to all mains services and falls under Council Tax Band C.





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			79
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions To Property

From St Austell Town Centre and up East Hill, at the mini roundabout, head straight over onto Alexandra Road. Follow the road along, taking the first right hand turning into Highfield Avenue. Proceed along Highfield Avenue where the property can be located on the right hand side of the road.

Contact Us

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Valuation Request

