



 Millerson
Select

Granite Way

Liskeard

Asking Price £325,000

GRANITE WAY

LISKEARD

- GENEROUSLY PROPORTIONED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- TWO EN-SUITE BEDROOMS & FAMILY BATHROOM
- CONSERVATORY
- ENCLOSED REAR GARDEN
- TWO PARKING BAYS





Step into the epitome of family living with this stunning three-story haven. This modern gem invites you into an open-plan kitchen/dining room adorned with French doors that seamlessly connect to a conservatory, creating a picturesque pathway to the enclosed rear garden. Revel in the convenience of a neighbouring utility room, positioning functionality right at your fingertips.

Entertain or unwind in the front-aspect living room, and discover thoughtful touches like under-stairs storage and a cloakroom, adding an extra layer of practical luxury. As you ascend to the first floor, three spacious bedrooms unfold, one with its private en suite shower room, accompanied by the main family bathroom.

Experience true opulence on the top floor, where an impressive bedroom suite awaits, complete with custom-made wardrobes and en suite shower room as well as views over fields.

Your convenience extends outdoors with two dedicated parking bays to the side of the property, ensuring that every aspect of your lifestyle is effortlessly accommodated in this modern retreat. Welcome home to a life of sophistication and comfort.

Composite door with obscure glass window into

HALLWAY:

uPVC double glazed window to side. Stairs to First Floor with useful cupboard under, housing consumer unit. Thermostatic control. Radiator. Doors off

LIVING ROOM:

12'9" x 12'3" (3.89m x 3.73m)

uPVC double glazed window to front. TV and telephone point. Radiator.

CLOAKROOM:

Low level WC, cloakroom basin with pedestal and radiator.

KITCHEN/DINING ROOM:

18'1" x 9'3" (5.51m x 2.82m)

uPVC double glazed window to rear as well as uPVC double glazed French doors into conservatory. Range of modern base units under wood effect work surfaces. Matching wall mounted cupboards. Four ring gas hob with oven under and stainless steel extractor over. Ceramic 1 1/4 bowl sink unit with mixer tap. Space and plumbing for dishwasher. TV point. Radiator. Breakfast bar. Door to

UTILITY ROOM:

7'7" x 5'4" (2.31m x 1.63m)

Obscure glazed door to side access. Double base cupboard with wood effect work surfaces, matching wall mounted cupboards. Space and plumbing for washing machine. Logic combination boiler.

From the Kitchen/Dining Room, French doors into

CONSERVATORY:

8'5" x 8'0" (2.57m x 2.44m)

uPVC double glazed to all sides with French doors opening onto the Rear Garden. Tiled floor.

From the Hallway, turning staircase to

FIRST FLOOR LANDING:

Cupboard with shelving. Stairs to second floor. Doors off

BEDROOM FOUR:

9'4" x 8'6" (2.84m x 2.59m)

uPVC double glazed window to rear with views over fields. Radiator.

BEDROOM THREE:

9'4" x 9'2" (2.84m x 2.79m)

uPVC double glazed window to rear with views over fields. Radiator.

FAMILY BATHROOM:

6'9" x 5'6" (2.06m x 1.68m)

Obscure uPVC double glazed window to side. Panelled bath. Pedestal wash hand basin. Low level WC. Tiled to splash areas. Radiator.

BEDROOM TWO:

11'7" extending to 12'8" x 10'6" (3.53m extending to 3.86m x 3.20m)

uPVC double glazed window to front. Built-in double wardrobe. Radiator. Door to

EN-SUITE SHOWER ROOM:

6'0" x 5'8" (1.83m x 1.73m)

Obscure uPVC double glazed window to front. Tiled shower cubicle with Mire electric shower. Pedestal wash hand basin. Low level WC. Shaver point. Radiator.

From the First Floor Landing, turning staircase to Master Suite with uPVC double glazed window to side

MASTER SUITE:

13'9" x 11'4" (4.19m x 3.45m)

uPVC double glazed window to rear overlooking the fields beyond. Pivot double glazed roof window. Built-in ward and a further two bespoke wardrobes. Door to eaves storage. Access to roof void. Radiator. Door to

EN-SUITE SHOWER ROOM:

6'4" x 4'10" (1.93m x 1.47m)

Pivot double glazed roof window. Tiled shower cubicle with mains shower. Pedestal wash hand basin. Low level WC. Radiator.

REAR GARDEN:

Accessed via a side wooden gate, you are welcomed in to a nice patio area suitable for Al Fresco dining with steps down to a lawn. Wooden storage shed. The garden is safe and fully enclosed by fencing and walling.

FRONT:

To the front is a small lawn area with pathway to the front door. Further path to the side door into utility room, the path in turns leads to the wooden gate to rear garden.

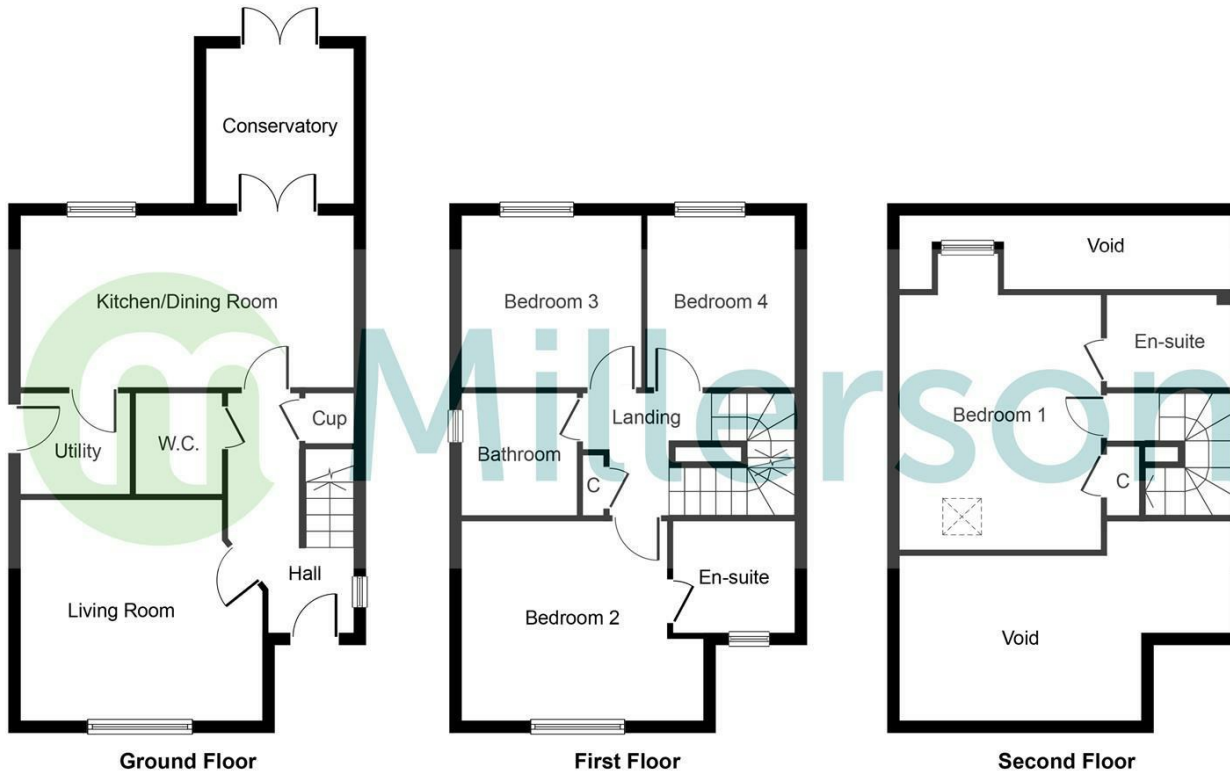
There are two private parking bays to the front of the property.

SERVICES:

minas drainage, electricity, gas and water.

COUNCIL TAX:

Band D - As verified by a valuation website.



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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5-6 Market Street, St Austell,
 Cornwall, PL25 4BB

01726 72289
 st.austell@millerson.com

www.millerson.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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	

TO ARRANGE A VIEWING PLEASE CONTACT
 Sarah on
 01726 72289
 st.austell@millerson.com

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