



Palace Gardens
St. Austell
PL25 4GG

Asking Price £625,000

- LUXURIOUSLY APPOINTED
- TWO SPACIOUS ENSUITE BEDROOMS
- FOUR DOUBLE BEDROOMS
- OPEN PLAN KITCHEN / DINER
- DOUBLE INTEGRAL GARAGE
- LARGE FAMILY BATHROOM
- ENCLOSED AND PRIVATE LANDSCAPED REAR GARDEN
- BRICK PAVED DRIVEWAY
- SELECT CUL-DU-SAC



Tenure - Freehold

Council Tax Band - E

Floor Area - 1905.00 sq ft



4



3



2



B84

Property

This is a stunning and exceedingly well-presented, high-quality, detached executive family home with four spacious double bedrooms. It forms part of an exclusive cul-du-sac estate of just six quality homes. This substantial home benefits from oak doors, gas central heating with ground floor heating on the ground floor and to radiators on the first floor. The accommodation briefly comprises reception hall, sitting room, open plan kitchen diner with an extensive and luxuriously fitted kitchen with quartz work surfaces, utility room, integral double garage, and on the first floor is a large landing leading to four double bedrooms, two of which are ensuite, and large family bathroom/shower room.

Outside is an attractive brick-paved driveway leading to the garage. Two pathways down the side provide access to the delightful and well-stocked private rear garden with paved terrace, lawn area and an attractive water feature.

Location

This select development is a short walk from the town centre of St Austell which offers an extensive range of shopping facilities including various supermarkets, a large cinema and bowling alley and a leisure centre with swimming pool and range of local businesses. The mainline railway station is but a few minutes walk away. The area has much to offer within a short drive away including stunning scenery and the picturesque harbours of Charlestown, Fowey and Mevagissey, many walks around the clay trails, Eden project and the Lost Gardens of Helligan.

Reception Hall

Covered entrance porch with courtesy light, leading to impressive reception hall with composite front door with double-glazed window, and double-glazed obscure side screen, staircase to first floor with glass balustrades and oak handrails, understairs cupboard, large cloaks cupboard and door to:

Cloakroom/WC

With low level WC, hand basin with cupboard below, tiled splashback and large mirror, extractor fan, airing cupboard with various built-in shelving.

Sitting Room

14'11" x 12'9" (4.56m x 3.91m)

Double-glazed window to front elevation, 'Wiking' wood burning stove inset into fireplace with slate hearth, TV Ariel point, wall lights, part-glazed oak French doors opening into dining area.

Kitchen/Diner

31'0" x 14'7" (9.45m x 4.45m)

A stunning, light, open plan room, ideal for family entertainment. Dining area with two double-glazed French doors opening onto south-facing terrace and garden, TV Ariel point, dimmer switch, underfloor heating leading then to the kitchen area which is beautifully appointed with a range of base units and drawers, quartz worktops and drainer, one and a half bowl sink unit with mixer taps and water filter, double-glazed window to rear elevation, built-in AEG double oven, four ring induction hob with extractor hood above, tiled splashbacks, wall units with pelmet lighting beneath, built-in fridge and freezer, inset spotlights, door to:

Utility Room

6'11" x 5'3" (2.12m x 1.62m)

Range of units with quartz worktops, one and a half bowl sink unit with mixer taps, plumbing for washing machine, wall units, double-glazed window and half-glazed Upvc door to side leading to rear garden.

Integral Garage

21'9" x 20'6" (6.65m x 6.25m)

A very spacious double garage with two electric garage doors, power and light, larder cupboard, wall mounted Worcester gas boiler, with tank and water pressure system, double-glazed window and glazed door to rear garden, plumbing for washing machine.

Landing

18'9" x 7'3" (5.74m x 2.22m)

Spacious landing with double-glazed window to front elevation, panelled radiator, glass balustrades and oak handrails, inset spotlights.



Main Bedroom

20'0" x 15'10" (6.12m x 4.84m)

An impressive and very spacious master bedroom with two double-glazed windows to front elevation, two panelled radiators, a range of built-in wardrobes, two wall light points, door leading to:

Ensuite

9'3" x 5'2" (2.82m x 1.58m)

A luxuriously appointed ensuite with corner shower cubicle with hand shower and rainfall shower head and separate shower attachment, hand basin with cupboard below, low level WC, obscured window to side elevation, tiled floor and walls, wall mounted sensor illuminated mirror, inset spotlights.

Bedroom Two

14'11" x 12'5" (4.56m x 3.81m)

Double-glazed window to front elevation, panelled radiator.

Bedroom Three

14'7" x 12'5" (4.46m x 3.81m)

Double-glazed window to rear with views out over the garden and town, panelled radiator.



Family Bathroom

10'8" x 7'4" (3.27m x 2.24m)

A luxuriously appointed bathroom with tiled floor and walls, wall mounted sensor illuminated mirror, heated ladder-style towel rail, panelled bath with mixer taps, low level WC, hand basin with cupboard below, shower cubicle with rainfall shower head, and shower attachment, obscure double-glazed window to rear, inset tiled display recesses, inset spotlights.



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Bedroom Four

12'4" x 10'3" (3.76m x 3.13m)

Double-glazed window to rear elevation with far-reaching views over the town and towards the countryside, panelled radiator, built-in wardrobe, access to insulated loft space and door to:

Ensuite

5'6" x 5'4" (1.69m x 1.65m)

Tiled floor and walls, shower cubicle with rain head shower unit, shower attachment, low level WC, wash basin with cupboard below, inset spotlights and extractor fan.

Outside

The property has an impressive approach with a brick-paved driveway providing parking space for numerous cars, and leading to the double garage. The front garden has a raised lawn area, courtesy lighting, and griselinia hedging and a number of small shrubs. There are two paths to either side both with gates, leading to the beautiful enclosed south-facing rear garden with a substantial granite-effect paved 'Verandah' covered terrace, well-stocked and raised flower borders with palm, cheery trees, Lonicera trees, lawn area and a decorative water feature running gently down the garden and a large granite millstone at the top, decked area at the end. To the side area there is a timber garden shed, greenhouse, outside water tap and side gates to the front.

Services

Mains Water, Electricity, Drainage, Gas central heating. (Under floor heating to the majority of the ground floor and to radiators elsewhere in the house.)

Council Tax 'E'

Broadband Sky with 95 MB upload and 35 MB download speeds



Directions To Property

From the mainline railway station carpark, proceed up Trevarthian Road and about 50 meters, you will see Palace Gardens on the Left hand side and then turn into the small close and this is the first property on the left



Ground Floor

First Floor

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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Valuation Request



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		84	91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

