



Creakavose Park  
St. Stephen  
St. Austell  
PL26 7ND

Asking Price £350,000

- FOUR DOUBLE BEDROOMS
- MAIN BEDROOM ENSUITE
- WELL PROPORTIONED ACCOMMODATION
- CONSERVATORY
- REAR ENCLOSED GARDEN
- CONVENIENT FOR VILLAGE CENTRE
- INTEGRAL GARAGE
- STUDY
- GREAT POTENTIAL



Tenure - Freehold

Council Tax Band - D

Floor Area - 1517.00 sq ft



4



2



3



E44

### Property

A lovely spacious four double bedroom house with enormous potential to create a lovely family home, benefitting from double glazing, central heating and with well proportioned accommodation throughout which briefly comprises; entrance porch, reception hall, study, living room, dining room, kitchen/diner, utility room, integral garage, and on the first floor is a wide landing, main bedroom with ensuite, three further double bedrooms and family bathroom.

Outside is a front garden with driveway leading to the garage and to the rear is an enclosed level south facing rear garden with terrace area and with greenhouse.

### Location

This property is located within the heart of the village of St Stephen in Brannel. Local amenities include the doctors surgery, Parish church, convenience shop, post office, public house and primary/secondary schools, all of which are within walking distance of the property. The nearest bus stop is close by and provides access to neighbouring villages and towns including Newquay, Truro and Fraddon. The property is only a short drive away from St Austell town centre, which offers a wider range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools, colleges and numerous supermarkets. The picturesque historical port of Charlestown and the award winning Eden Project are close by.

### Front porch

3'7" x 2'11" (1.10m x 0.89m)

Upvc front door leading into front front porch, dado rail glazed door to

### Reception Hall

19'10" x 5'10" (6.06m x 1.78m)

Stairs to first floor, panelled radiator, dado rail, under stairs cupboard, door to:

### Cloakroom

7'0" x 2'10" (2.14m x 0.87)

Low level WC, vanity unit with wash basin, mirror and light, panelled radiator, extractor fan.

### Study

5'2" x 5'6" (1.58m x 1.68m)

Double glazed door to front elevation, panelled radiator.

### Living Room

16'11" x 12'1" (5.18m x 3.70m)

Fire place, ( not in use) slate hearth, double glazed bay window to front elevation, dado rail, wall lights points, coved ceilings, telephone point, double panelled doors to:

### Dining Room

13'5" x 12'1" (4.09m x 3.70m)

Coved ceilings, dado rail, panelled radiator, ample power points, sliding patio doors to:

### Conservatory

9'10" x 9'2" (3.00m x 2.80m)

Tiled floor, windows and sliding patio doors to rear garden, window blinds.

### Kitchen/Diner

14'11" x 10'8" (4.57m x 3.26m)

Range of base units, some drawers and some cupboards, wood effect worktops, built in oven, four ring gas hob, extractor fan above, one and half bowl sink unit with mixer taps, wall display units, splash back tiling, numerous power points, double glazed window to rear elevation, pantry cupboard, space for dish washer.

### Utility Room

8'8" x 6'9" (2.66m x 2.07m)

Tiled floor, range of base units and worktops, single drainer stainless steel sink unit, wall cupboards, upvc side door to side garden, panelled radiator, door to:



### Garage

16'1" x 8'7" (4.91m x 2.63m)

Metal up and over door, consumer unit, wall mounted Worcester calor gas boiler, power and light.

### Landing

Large landing with access to storage space, airing cupboard with small panelled radiator.

### Main Bedroom

11'9" x 11'6" (3.59m x 3.53m)

Double glazed window to front elevation, panelled radiator, built in mirror fronted wardrobes, built in dressing table with draws below, door to

### Ensuite

7'10" x 7'2" (2.40m x 2.19m)

Tiled walls, inset shower cubicle, vanity unit with wash basin and cupboards below, low level WC, panelled radiator, double glazed window to side. wall mounted mirror, inset spotlights, deep cupboard.

### Bedroom Two

11'1" x 11'0" (3.40m x 3.36m)

Panelled radiator, double glazed window to rear elevation, built in double wardrobe.

### Bedroom Three

12'1" x 8'10" (3.70m x 2.70m)

Double glazed window to rear elevation, panelled radiator, built in double wardrobe.

### Family Bathroom

8'9" x 8'5" (2.67m x 2.58m)

Part tiled walls, panelled bath, low level WC, pedestal wash basin, corner double shower cubicle with Mira shower. shaver socket, double glazed window to side elevation, extractor fan, corner cupboard.





Creakavose Park, St. Stephen, St. Austell, PL26 7ND

### Bedroom Four

12'2" x 9'6" (3.72m x 2.92m)

Panelled radiator, double glazed window to front elevation, built in wardrobe, coved ceilings.

### Outside and Gardens

To the front is a open plan garden with lawn area and a driveway providing parking area.. To the rear is an enclosed south facing rear garden with terrace area, flower borders and Greenhouse. The gardens again have so much potential to create a sheltered area, ideal for enjoying Alfresco dining.

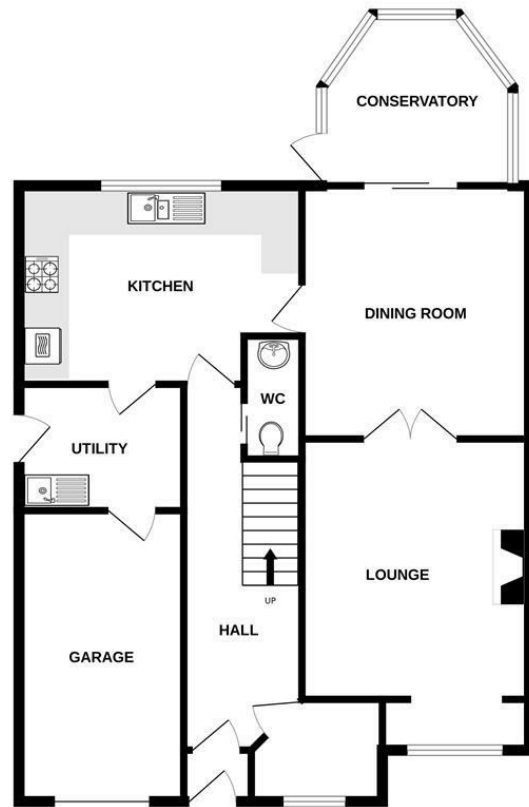
### Services

Mains Water, Electricity, Drainage and LPG Gas central heating.

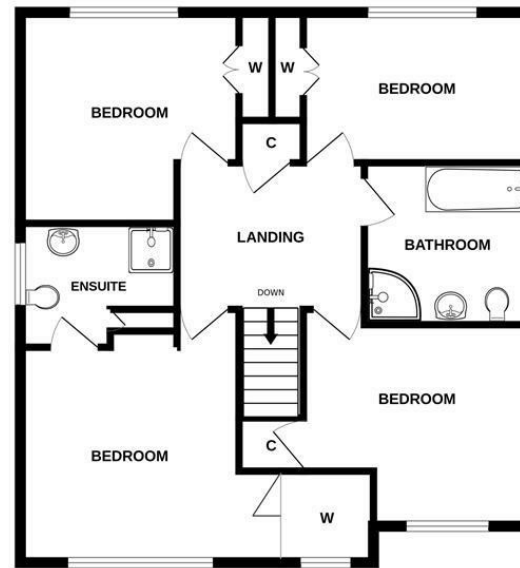
Council Tax Band 'D'



GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		44	58
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions To Property

From entering the village from the St Austell direction, proceed up the hill and then over the other side, go past Hawkins motors and then turn second right into Creakavose park, and proceed to the end and turn left and near the end of the cul-de-sac the property will be found on the left.

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## Valuation Request

