



Treffry Gardens

Bugle

St. Austell

PL26 8QP

Prices From £365,000

- Move in Ready From May 2024
- 10 Year Build Zone Warranty
- Contemporary Two Tonal Kitchen with Bosch Integrated Appliances
- Underfloor Heating Present Downstairs
- Brick Paved Driveway and Natural Timber Double Car Port
- Four Double Bedrooms with Ensuite to Bedroom One
- Expansive, Flat, Level, Enclosed Garden
- Superfast Broadband Direct to the Property
- Small Development Site of Nine Detached Houses
- Designed, Developed and Constructed by GPH Carpentry



 **Millerson**
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Tenure - Freehold

Council Tax Band - New Build

Floor Area - 1306.00 sq ft



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Property Description

Welcome to Treffry Gardens, Bugle, St. Austell - a stunning new build property that exudes elegance and modernity. This four-bedroom detached house is a true gem, boasting not only a prime location but also a spacious layout perfect for a growing family. The exterior has been designed with its surroundings in mind and is completed with Cedar wood shingle frontage. There are nine individual, luxurious properties on site in total, all of which will be ready to move into from the middle of May 2024.

As you step inside, you are greeted by two reception rooms that offer ample space for entertaining guests or simply relaxing with your loved ones. The underfloor heating throughout the property ensures a cosy and comfortable atmosphere all year round, making it a welcoming retreat after a long day.

With four generously sized bedrooms and three bathrooms, this home provides the perfect blend of comfort and convenience. The brand new Treffry Gardens development offers a contemporary lifestyle with a touch of luxury, ideal for those seeking a modern living experience.

One of the standout features of this property is the car port and parking for four vehicles, providing plenty of space for both residents and guests. The expansive rear garden is a blank canvas waiting to be transformed into your own private oasis, perfect for enjoying outdoor activities or simply basking in the sunshine.

Benefitting from a 10 Year Build-zone Warranty plus direct access to the developers themselves strengthens the confidence and guarantee of the exceptional finish of these homes. Being built economically friendly only helps add to the benefits of these homes with the heating being via underfloor heating and powered by an air source heat pump meaning these homes will be kinder on those all important utility bills.

Don't miss out on the opportunity to make this new build property in Treffry Gardens your new home. With its prime location, spacious layout, and modern amenities, this house is sure to tick all the boxes for anyone looking for a stylish and comfortable living space.

Location

The village of Bugle is perfectly situated for excellent access to St Austell, Bodmin and the A30. It enjoys a primary school, Chinese Takeaway, Public House and convenience store. A wider range of amenities are available in the main town of St Austell which is approximately a 15 minute drive away and includes a cinema, bowling alley and a full range of shopping facilities. From here there is a mainline railway station which provides a direct route to London Paddington. Further afield lie the picturesque beaches and coastline of the Roseland Peninsula, an Area of Outstanding Natural Beauty, the harbour at Charlestown which has been used as a back drop for several period dramas, including Poldark, and of course the world famous Eden Project.

The Accommodation Comprises

(All dimensions are approximate)

Ground Floor

Composite front door with frosted side panel leading into the:

Entrance Hallway

Skimmed ceiling. Smoke sensor. Recessed spotlights. Underfloor heating control panel. Consumer unit housed. Under-stairs storage cupboard. Airing cupboard housing hot water tank. Ample power sockets. Underfloor heating. Carpeted flooring. Skirting. Oak doors leading off to the following rooms:

Kitchen / Dining Room

20'11" x 8'10" (6.39m x 2.71m)

Kitchen - Double glazed window to the front aspect. Skimmed ceiling. Smoke sensor. Recessed spotlights. Pendant lighting over breakfast bar. Contemporary range of German, two tonal, wall and base fitted kitchen units with square edge worksurfaces and composite sink with drainer and mixer tap. Integrated Bosch induction hob* with extractor hood above, double oven and grill, dishwasher, fridge and freezer. Underfloor heating. Luxury Vinyl flooring. Skirting.

Dining Area - Skimmed ceiling. Ample power sockets. Aerial connection point. Luxury vinyl flooring. Skirting. Double glazed UPVC French doors leading out to the rear garden.

*The developers will be including a set of cooking pans to be used specifically on induction hobs.

Lounge

20'2" x 11'5" (6.15m x 3.48m)

Skimmed ceiling. Smoke sensor. Double glazed window to the front aspect. Pendant lighting. Ample power sockets. TV Aerial connection point. Carpeted flooring. Underfloor heating. Skirting. UPVC Double glazed French doors leading out onto the rear garden.

Downstairs W/C

Skimmed ceiling. Recessed spotlight. Extractor fan. Partially tiled. W/C with push flush. Wash basin with mixer tap and storage beneath. Underfloor heating. Luxury Vinyl flooring. Skirting.

Utility Room

Skimmed ceiling. Recessed spotlight. Square edged worksurface with stainless steel sink with drainer and mixer tap. Space and plumbing for washing machine and tumble dryer. Ample power sockets. Luxury Vinyl flooring. Skirting. Double glazed UPVC door leading to the rear garden.

First Floor - Landing

Skimmed ceiling. Pendant lighting. Loft access. Ample power sockets. Storage cupboard. Radiator. Carpeted flooring. Skirting. Doors leading off to the following rooms:



Bedroom One

12'0" x 10'5" (3.67m x 3.20m)

Skimmed ceiling. Double glazed window to the front aspect. Built in wardrobes. Ample power sockets. TV Aerial connection point. Radiator. Carpeted flooring. Skirting. Door leading to:

Bedroom One Ensuite

Skimmed ceiling. Double glazed frosted window to the rear aspect. Recessed spotlights. Extractor fan. Partially tiled throughout. Heated towel radiator. Walk in spacious, double shower unit with rainfall head and easily accessible controls. Wash basin with mixer tap and built in storage cupboard beneath. W/C with push flush. Luxury vinyl tiled flooring.

Bedroom Two

10'2" x 10'2" (3.12m x 3.10m)

Skimmed ceiling. Double glazed window to the front aspect. Ample power sockets. TV Aerial connection point. Radiator. Carpeted flooring. Skirting.

Bedroom Three

10'3" x 9'6" (3.14m x 2.92m)

Skimmed ceiling. Double glazed window to the rear aspect. Ample power sockets. TV Aerial connection point. Radiator. Carpeted flooring. Skirting.

Bedroom Four

7'9" x 9'7" (2.37m x 2.94m)

Skimmed ceiling. Double glazed window to the rear aspect. Ample power sockets. TV Ariel connection point. Radiator. Carpeted flooring. Skirting.

Family Bathroom

Skimmed ceiling. Double glazed frosted window to the front aspect. Recessed spotlights. Partially tiled throughout. Heated towel radiator. Walk in spacious, double shower unit with rainfall head and easily accessible controls. Separate double ended bath with tiled surround. Wash basin with mixer tap and built in storage cupboard beneath. W/C with push flush. Luxury vinyl flooring.





Treffry Gardens, Bugle, St. Austell, PL26 8QP

Outside

To the Front - A Cornish stone, boundary wall stocked with fast growing Griselinia on top which will provide the required privacy in a short space of time. From here there is direct access to both the rear garden and parking. Outside water access via wall mounted tap.

To the Rear - An expansive, laid to lawn, flat, level, rear garden with a dedicated seating area which encompasses large format Porcelain tiles providing an inviting seating area perfect for summer BBQ's and al fresco dining. All enclosed via featheredge timber fencing which helps identify boundaries and provides a child and pet friendly space.

Parking

Brick paved driveway leading to a natural timber double car port allowing parking for multiple vehicles in addition to ample on street parking if required. The property also features a dedicated electrical supply for a car charging connection. Outdoor power socket also situated here.

Services

The property is connected to mains electricity, water and drainage with the heating being powered via an air source heat pump which is positioned discreetly in the rear garden. There is a communal attenuation tank shared between the nine properties which helps manage any surface water caused by long periods of rainfall. Further services include superfast broadband to the property and TV Aerial points to all the bedrooms. The EPC and Council Tax Bands for the properties will be completed upon sign off as per building regulations. The developers for the site are GPH Carpentry who are a small, professional team of builders located here in Cornwall.

Directions

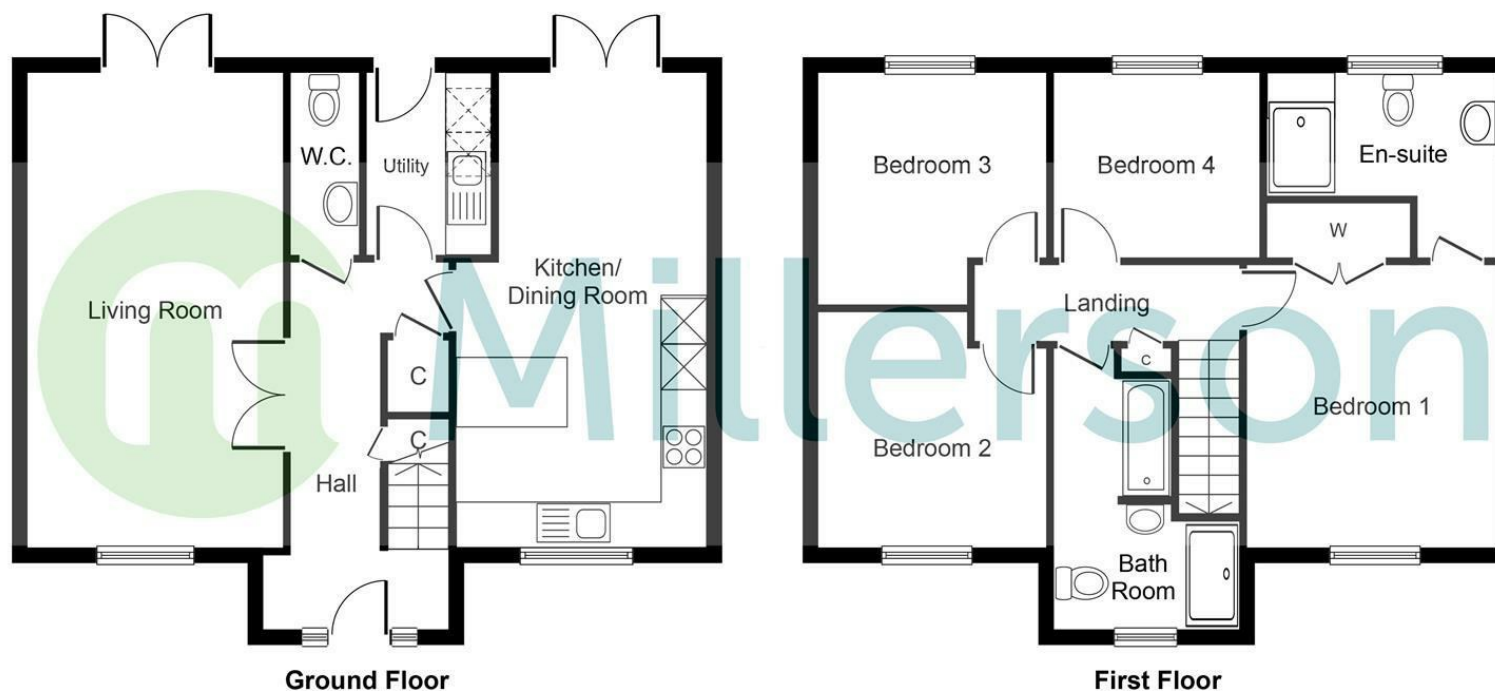
Leaving St Austell town centre, head to the junction at the top of Trinity Street and turn right following the road around onto Bodmin Road. Proceed along Bodmin Road for around three miles through the hamlets of Ruddle Moor and Carthew. At the top head straight over the roundabout heading into Stenalees and continue along until you reach the crossroads in Bugle. Continue straight again passing the Co-Op on your left and the Spar shop on your right, over the railway line and shortly after the development will be clearly identifiable on your right hand side. Pull into the estate where there is ample space to park and a member of the Millerson or build team will be there to meet you. This site is still active so please ensure you are accompanied during your visit.



Directions To Property

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Valuation Request