



Treffry Gardens

Bugle

St. Austell

PL26 8QP

Prices From £340,000

- 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 Car Port
- Three 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**
millerson.com

Tenure - Freehold

Council Tax Band - New Build

Floor Area - 1076.00 sq ft



Property Description

Welcome to Treffry Gardens, Bugle, St. Austell - a charming location for this stunning new build detached house. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three spacious bedrooms and two modern bathrooms, there is ample space for a growing family or those who enjoy having a guest room or home office.

The house spans across 1,076 sq ft, offering a comfortable and well-designed living space. The property's new build status ensures that you will be the first to make memories within its walls, adding your personal touch to every corner. The ensuite bathroom attached to the master bedroom provides a touch of luxury and convenience.

Parking is always a breeze with space for two vehicles and a convenient car port to keep your car sheltered from the elements. The location in Bugle, St. Austell, provides a peaceful and picturesque setting for your new home, offering a blend of tranquility and modern living. 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.

Don't miss out on the opportunity to make this beautiful new build property your own. Contact us today to arrange a viewing and take the first step towards owning your dream home in Treffry Gardens

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 timber porch leading into the:

Entrance Hallway

Skimmed ceiling. Smoke sensor. Recessed spotlights. Underfloor heating control panel. Consumer unit housed. Ample power sockets. Underfloor heating. Skirting. Oak doors leading off to the following rooms:

Kitchen / Dining Room

20'2" x 11'7" (6.15m x 3.54m)

Kitchen - Double glazed window to the front aspect. Skimmed ceiling. Smoke sensor. Recessed spotlights. Pendant lighting over stand alone kitchen island/breakfast bar which has integrated storage. 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. Airing cupboard housing the hot water tank and other services access. It has utility style space to house white goods. 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.

Downstairs W/C

5'2" x 2'10" (1.60m x 0.87m)

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

Lounge

16'5" x 10'1" (5.01m x 3.08m)

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

First Floor

Landing - Skimmed ceiling. Pendant lighting. Loft access. Double glazed window to the rear aspect. Ample power sockets. Storage cupboard. Radiator. Skirting. Oak doors leading off to the following rooms:

Bedroom One

11'4" x 10'2" (3.47m x 3.10m)

Skimmed ceiling. Double glazed window to the front aspect. Built in wardrobe with recessed spotlight. Ample power sockets. TV Aerial connection point. Radiator. Skirting. Door leading to:

Bedroom One Ensuite

7'5" 4'8" (2.27m 1.43m)

Skimmed ceiling. Double glazed frosted window to the rear aspect. Recessed spotlights. Extractor fan. Partially tiled throughout. 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

11'7" x 11'0" (3.55m x 3.36m)

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

Family Bathroom

7'4" x 6'8" (2.24m x 2.05m)

Skimmed ceiling. Double glazed frosted window to the front aspect. Recessed spotlights. Partially tiled throughout. Heated towel radiator. Bath with tiled surround and shower unit over 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 flooring.

Bedroom Three

11'8" x 8'8" (3.56m x 2.66m)

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

Agents Note - Carpets

Purchasers will be able to choose from a selection of carpets to which will be installed and fitted on their behalf via the developers.

Outside

To the Front - Laid to lawn front garden with fast growing Griselinia border which have been planted and will provide the require privacy in a short space of time.

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. Outside tap.





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

Parking

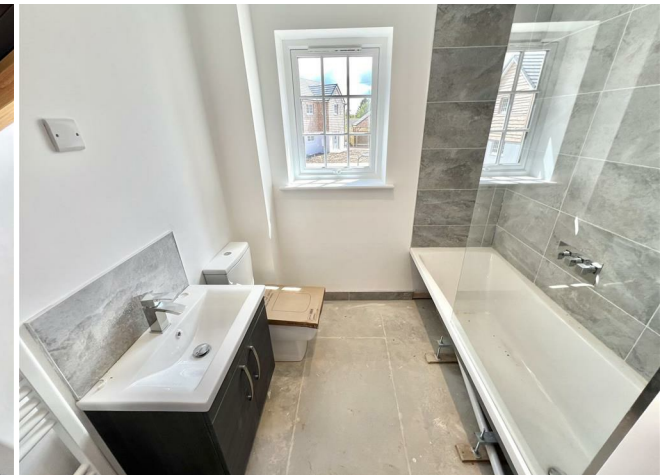
Brick paved driveway leading to a natural timber car port allowing parking for multiple vehicles in addition to ample on street parking if required. The property also features a dedicated electrical supply for a car charging connection. Outdoor power socket also situated here.

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

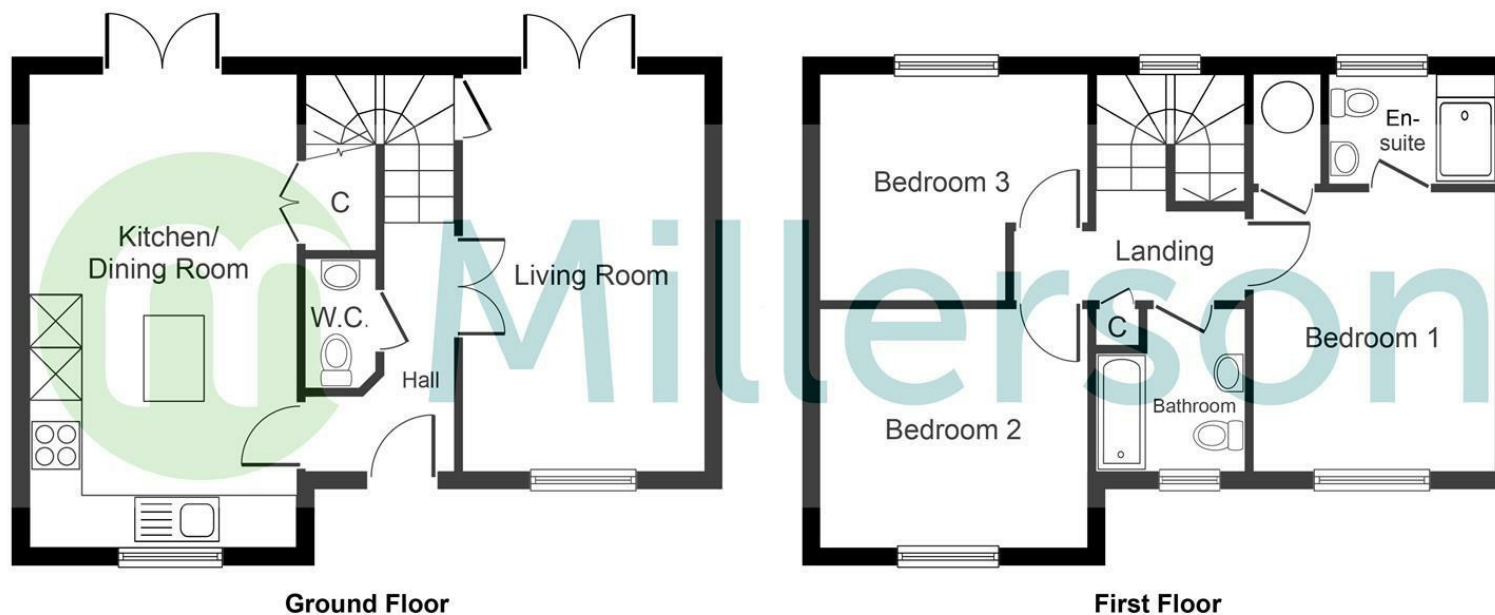
Leaving St Austell town centre, head to the junction at the top of Trinity Street and turn right following the road around onto Bodmin Road. Proceed along Bodmin Road for around three miles through the hamlets of Ruddle Moor and Carthew. At the top head straight over the roundabout heading into Stenalees 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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