



St. Pirans Close
St. Austell
PL25 3TF

Asking Price £450,000

- No Onward Chain
- Popular Residential Area
- Four Double Bedrooms
- Private, Enclosed Garden
- Off Road Parking
- Integral Garage
- Close To Schools And Amenities
- Double Glazing Throughout
- Council Tax Band E



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Tenure - Freehold

Council Tax Band - E

Floor Area - 1765.00 sq ft



PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this well-cared for family home to the market. Situated within a sought after location, this five bedroom home is being sold with no onward chain and is ideal for growing families or those looking for extra space. Upon entering the property, you are met with a spacious hallway with stairs leading to the first floor and doors off to the kitchen, lounge, dining room, utility room and cloakroom all of which are a great size. Upstairs, there are four double bedrooms and one single bedroom which would make an ideal office space. You will also find the family bathroom and en-suite to the largest bedroom. Whilst outside, you will find a spacious and enclosed laid to lawn garden which benefits from sunshine all day long and is the perfect hosting and entertaining space. There is off road parking for multiple vehicles to the front of the property as well as unrestricted on street parking too. This property is connected to all mains services and falls under Council Tax Band E. Viewings are strictly by appointment only and are highly recommended to appreciate all that this property has to offer.

LOCATION

St Pirans Close is a popular and sought after location with a no-through road situated in St Austell. It is within walking distance to the local park and primary and secondary schools. Further afield, St Austell town centre is situated approximately 1 mile away and offers a wide range of shopping, coffee shops, restaurants and local leisure centre. St Austell has a mainline railway station providing direct access to London Paddington and Penzance. The picturesque Georgian harbour at Charlestown is only a short drive and has been used as the setting for numerous period dramas and films including The Eagle Has Landed, Mansfield Park and Poldark, and remains popular due to the fabulous setting and quality dining. The area is also home to the breath-taking Lost Gardens of Heligan and of course the world famous Eden Project.

THE ACCOMMODATION COMPRISES

All dimensions are approximate.

ENTRANCE HALL

Skimmed ceiling. Coving. Recessed spotlights. Storage cupboard. Additional storage cupboard under the stairs. Radiator. Plug sockets. Skirting. Carpeted flooring. Stairs to first floor. Doors leading to:

KITCHEN

15'4" x 10'7" (4.69 x 3.23)

Double glazed window to the rear aspect. Coving. Recessed spotlights. A range of wall and base fitted units with roll top work surfaces. Integrated four-ring gas hob with extractor fan and double oven. One and a half chrome sink with drainer. Space for freestanding fridge freezer. Tiling around stain sensitive areas. Radiator. Ample plug sockets. Skirting. Vinyl flooring. Door through to:

UTILITY ROOM

9'8" x 9'1" (2.96 x 2.77)

Double glazed window to the rear aspect. Skimmed ceiling. Coving. Recessed spotlights. Boiler housed. Wall and base fitted units with roll top work surfaces. Sink with drainer.. Space and plumbing for dishwasher, washing machine and tumble dryer. Radiator. Ample plug sockets. Skirting. Tiled flooring. Door leading to garage. UPVC door to rear garden.

LOUNGE

18'8" x 14'7" (5.70 x 4.47)

Double glazed window to the rear aspect. Skimmed ceiling. Coving. Working log burner with mantle and hearth. Ample plug sockets. TV and broadband point. Skirting. Carpeted flooring. Double glazed sliding doors leading to rear garden.

DINING ROOM

11'8" x 11'5" (3.57 x 3.49)

Double glazed window to the front aspect. Coving. Radiator. Ample plug sockets. Broadband point. Skirting. Carpeted flooring.

CLOAKROOM

6'4" x 2'9" (1.94 x 0.86)

Frosted double glazed window to the front aspect. Coving. Recessed spotlights. WC with push flush. Wash basin with storage below.

FIRST FLOOR

Frosted double glazed window to the front aspect. Smoke sensor. Coving. Airing cupboard housing hot water tank. Plug sockets. Skirting. Carpeted flooring. Doors leading to:

BEDROOM ONE

16'8" x 9'8" (5.10 x 2.97)

Double glazed window to the front aspect. Coving. Radiator. Ample plug sockets. Skirting. Carpeted flooring. Door through to:

BEDROOM ONE EN-SUITE

9'4" x 5'8" (2.87 x 1.74)

Frosted double glazed window to the rear aspect. Skimmed ceiling. Loft access. Recessed spotlights. Extractor fan. Double shower cubicle with MIRA shower and splashback. Vanity unit with wash basin and mixer tap and ample storage. WC with push flush. Wall mounted light up mirror. Heated towel rail. Tiled flooring.

BEDROOM TWO

14'3" x 11'8" (4.35 x 3.58)

Double glazed window to the rear aspect. Coving. Wash basin with mixer tap. Radiator. Ample plug sockets. Skirting. Carpeted flooring.



BEDROOM THREE

11'8" x 10'0" (3.58 x 3.07)

Double glazed window to the front aspect. Coving. Built in wardrobe. Radiator. Ample plug sockets. Skirting. Carpeted flooring.

BEDROOM FOUR

12'9" x 8'4" (3.89 x 2.55)

Double glazed window to the front aspect. Coving. Wash basin with mixer tap. Radiator. Ample plug sockets. Skirting. Carpeted flooring.

BEDROOM FIVE

11'5" x 6'5" (3.48 x 1.98)

Double glazed window to the rear aspect. Coving. Wash basin with mixer tap. Ample plug sockets. Skirting. Carpeted flooring.

FAMILY BATHROOM

10'7" x 8'8" (3.24 x 2.66)

Frosted double glazed window to the rear aspect. Skimmed ceiling. Recessed spotlights. Shower cubicle with MIRA shower. Bath. Vanity with wash basin benefitting from mixer tap and ample storage. WC with push flush. Wall mounted light up mirror. Heated towel rail. Vinyl flooring.

OUTSIDE

To the front- Bricked driveway with parking for multiple vehicles. Small laid to lawn area. Steps leading to front door. Access down both sides of the property.

To the rear- Enclosed south facing garden mostly laid to lawn. Small decked area ideal for garden furniture. Canopy. Timber shed. Outside tap. Outside sockets.

GARAGE

18'7" x 9'9" (5.68 x 2.99)

Electric roller door. Frosted double glazed window to the side aspect. Smoke sensor. Consumer unit housed. Ample plug sockets. Vinyl flooring.

SERVICES

Mains electricity, water, drainage and gas. Council Tax Band E.



Directions To Property

From St Austell head up and out along Tregonissey Road, passing Poltair School and Tesco Express on your left hand side. Carry on straight across at the traffic lights onto Carclaze Road and past the old Carclaze School. At the mini roundabout, turn right and then take the next right into St Pirans Close. The property will shortly appear on your right hand side where a member of the Millerson team will be there to meet you.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	81
(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	

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Valuation Request

