



Green Apple Lane
St. Austell
PL25 4NJ

Price Guide £400,000

- GENEROUS PROPORTIONS
- PRIVATE CUL-DU-SAC
- GAS CENTRAL HEATING
- LARGE INTEGRAL GARAGE
- PRIVATE GARDENS
- DRIVEWAY
- CLOSE TO TOWN
- SPACIOUS KITCHEN/DINER



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - D

Floor Area - 1388.54 sq ft



PROPERTY

The wonderful house itself is full of character and charm, the entrance hall is welcoming and bright, leading to a spacious living room with a feature fireplace. The room is perfect for entertaining and relaxing in.

The kitchen has been recently refurbished and boasts a range of modern appliances, as well as plenty of cupboard and counter space. A separate utility with cloakroom and access to the large integral garage.

The house has three bedrooms, all of which are generously sized and offer plenty of storage space. The master bedroom with ensuite and dressing room has skylights allowing for plenty of natural light. The other two bedrooms are also very spacious.

The house is further complemented by a modern family bathroom and spacious landing ideal for a study area.

The property also has wrap around garden, with a patio area perfect for alfresco dining. An integral garage provides ample storage space, and there is off-road parking for two cars

LOCATION

This property is located in a quiet cul-du-sac level walking distance to St Austell town centre also near by shops. It is situated within the catchment area of the local primary school of Mount Charles and secondary of Penrice Academy. St Austell itself offers a mainline railway station providing direct access to London Paddington and Penzance. The picturesque 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 breathtaking Lost Gardens of Heligan and of course the world famous Eden Project, and many more attractions and beautiful beaches.

ACCOMMODATION

Double glazed front door and side screen leading to:

ENTRANCE HALL

With stairs to first floor , two under stairs storage cupboards, panelled radiator, glazed door to:

SITTING ROOM

17'7" m x 16'11" (5.35 m x 5.15)

A very spacious reception room with double glazed window to front elevation, double panelled radiator, Dado rail, electric coal effect fire inset with tiled surround and impressive wood mantle, TV Ariel point.

KITCHEN/DINER

25'4" x 10'4" (7.71 x 3.16)

Modern fitted kitchen with an extensive range of base units and draws, marble effect worktops and matching wall units, inset one and half stainless steel sink unit with mixer taps, plumbing for Dishwasher, decorative tiling, double glazed window to rear elevation, extractor hood,

Dining area with panelled radiator, double glazed window and double glazed French doors to rear garden.

UTILITY ROOM

8'5" x 7'11" (2.57 x 2.41)

Range of fitted units, tiled floor, single drainer stainless sink unit, double glazed window to rear elevation, plumbing for washing machine, half glazed door to rear garden and door to garage and:

CLOAKROOM

7'6" x 2'10" (2.28 x 0.87)

Low level WC, part tiled walls, wash basin with mixer taps,.

INTEGRAL GARAGE

19'10" x 11'11" (6.04 x 3.63)

Large garage with wall mounted BAXI boiler, up and over door,

LANDING

11'11" x 7'5" (3.64 x 2.27)

Study area, sky light, access to eaves, and access to loft area.

MAIN BEDROOM

12'0" x 11'9" (3.67 x 3.58)

Double panelled radiator, access to eaves space, skylight, door to:

DRESSING ROOM

5'10" x 5'1" (1.77 x 1.56)

Skylight, dressing table and cupboard.



ENSUITE

6'2" x 5'9" (1.89 x 1.76)

Corner shower cubicle with Triton shower, pedestal wash hand basin, low level WC, panelled radiator.

BEDROOM TWO

17'6" x 8'9" (5.33 x 2.67)

Double panelled radiator, range of built in units and skylight.

BEDROOM THREE

13'6" x 9'1" (4.12 x 2.76)

Double panelled radiator, skylight.

FAMILY BATHROOM

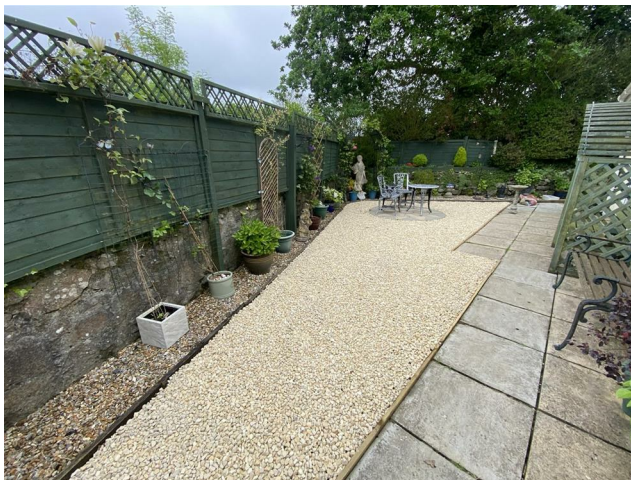
11'5" x 5'10" (3.47 x 1.78)

Panelled bath with mixer taps and shower over, low level WC, vanity unit with inset wash basin, part tiled walls and skylight.

OUTSIDE

The property has well presented and tendered wrap around garden, with the front having brick paved drive and lawn area, and access to both side leading to the side terrace ideal for alfresco dining, timber summer house: 2.78 x 2.75.

Access from side patio to rear garden, level and laid to lawn with flower borders, and this leads to the further side garden, with some raised vegetable plots and further outdoor shed.



SERVICES

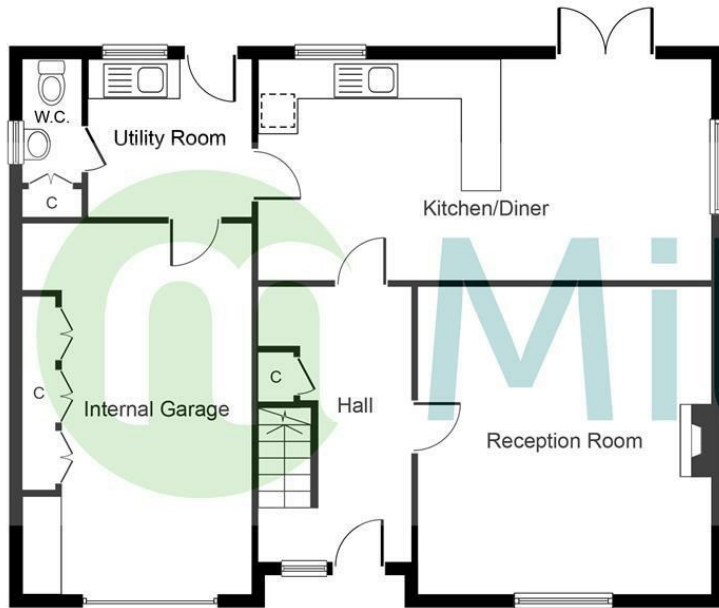
Mains Water, Electricity, Drainage, Water.

Council tax band 'D'

Private drive and with casual agreement for maintenance with other owners in the close of £7.00 pcm

Directions To Property

Proceeding along Victoria Road, past Cornwall signs, turn left at traffic lights and the Duke of Cornwall Pub and then go over the bridge and then a few more meters turn Right down the Cul-du-sac.



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.
Copyright V360 Ltd 2023 | www.houseviz.com

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

Millerson Estate Agents
5-6 Market Street
St Austell
Cornwall
PL25 4BB

E: st.austell@millerson.com

T: 01726 72289

www.millerson.com

Valuation Request



 **Millerson**
millerson.com