



Trevorder Drive
St. Austell
PL25 3QR

Asking Price £375,000

- Ideal Family Home
- Two En-Suite Shower Rooms
- Popular Residential Area
- Beautiful Sea Views
- Walking Distance To Primary And Secondary Schools
- Local Amenities Close By
- Car Port And Driveway Parking
- Double Glazing Throughout
- Council Tax Band D



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Tenure - Freehold

Council Tax Band - D

Floor Area - 1280.00 sq ft



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Property Description

Millerson Estate Agents are thrilled to bring this four-bedroom, spacious family home to the market. Located within a popular residential area and within walking distance to local amenities, the current owners have put a lot of time into this property meaning it is in 'move in ready' for its next owner. The property briefly comprises of an entrance hall which in turn leads into a good size lounge benefiting from a log burner - perfect for those chilly winter evenings, a sizeable and modern kitchen / diner and a cloakroom. Upstairs, there are four double bedrooms, two of which benefit from an en-suite shower room. The family bathroom can also be found on this floor. Externally, there is a south facing garden with newly installed fencing and a decked area, making it the perfect hosting space. Off road parking is available for multiple vehicles whilst additional advantages include a new boiler (just over six months old), new carpets in the lounge, entrance hall and stairs as well as fibre broadband. The property is connected to all mains services and falls under Council Tax Band D. Viewings are by appointment only and are highly recommended to appreciate all that this property has to offer.

Location

Trevorder Drive is located within a popular residential cul-de-sac in the Carclaze area, conveniently located for Carclaze Primary School, local Post Office, convenience stores and a butchers. St Austell town centre is situated within easy reach and offers a wide range of shopping, educational and recreational facilities. St Austell has 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.

The Accommodation Comprises

All dimensions are approximate.

Entrance Hall

Obscured double glazed window. Spotlights. Smoke sensor. Skirting. Carpeted flooring. Stairs to first floor. Doors leading to:

Lounge

21'0" x 11'7" (6.42m x 3.55m)

Double glazed window to the front aspect. Coving. Two radiators. Log burner. Ample plug sockets. TV and broadband point. Skirting. Carpeted flooring. Double glazed French doors leading out into the garden.

Kitchen/Diner

21'5" x 12'9" (6.54m x 3.89m)

Double glazed window to the front and rear aspect. A range of wall and base fitted units with roll top work surfaces. Freestanding island / breakfast bar. Integrated oven, electric hob with extractor over, microwave, fridge freezer, dishwasher and washing machine. Cupboard housing newly installed boiler (Dec 2023) One and a half composite sink with drainer. Under stair storage cupboard. Tiling around stain sensitive areas. Two radiators. Ample plug sockets. Skirting. Vinyl flooring.

Cloakroom

5'4" x 3'6" (1.63m x 1.09m)

Obscured double glazed window. Consumer unit. Wash basin with mixer tap. WC with push flush. Radiator. Skirting. Vinyl flooring.

First Floor

Loft access. Radiator. Skirting. Carpeted flooring. Doors leading to:

Bedroom One

12'10" x 11'5" (3.92m x 3.49m)

Double glazed window to the front aspect with lovely sea views. Radiator. Ample plug sockets. Skirting. Carpeted flooring. Door leading into the

En-Suite Shower Room

7'7" x 5'5" (2.33m x 1.66m)

Obscured double glazed window to the front aspect. Corner shower with waterfall head and detachable shower head. Wash basin with mixer tap and storage below. WC with push flush. Illuminated mirror. Skirting. Vinyl flooring. Radiator.

Bedroom Two

11'10" x 11'4" (3.62m x 3.47m)

Double glazed window to the front aspect benefitting from sea views. Radiator. Ample plug sockets. Skirting. Carpeted flooring. Door leading into the

En-Suite Shower Room

6'9" x 6'0" (2.08m x 1.83m)

Maximum measurements taken.

Corner shower with a waterfall shower head and additional detachable shower head. Wash basin with mixer tap and storage below. WC with push flush. Illuminated mirror. Tiling around water sensitive areas. Heated towel rail. Skirting. Vinyl flooring.

Bedroom Three

9'6" x 8'9" (2.92m x 2.69m)

Double glazed window to the rear aspect. Radiator. Ample plug sockets. Skirting. Carpeted flooring.



Bedroom Four

8'10" x 8'4" (2.70m x 2.55m)

Double glazed window to the rear aspect. Built in wardrobe. Radiator. Plug sockets. Skirting. Carpeted flooring.

Family Bathroom

7'1" x 5'5" (2.18m x 1.67m)

Obscured double glazed window to the rear aspect. Bath with shower over benefiting from detachable shower head and waterfall shower head. Cupboard housing the hot water tank. Wash basin with mixer tap and storage below. WC with push flush. Shaver point. Heated towel rail. Tiling around water sensitive areas. Vinyl flooring.

Outside

South facing and enclosed garden benefitting from newly installed fencing and sea views. Wooden decking ideal for garden furniture. Outside tap. Stone chippings. Timber shed.

Parking

There is off road parking for multiple vehicles. Unrestricted on-street parking is also available.

Tenure

Freehold.

Services

This property is connected to all mains services and falls under Council Tax Band D. The property also benefits from fibre internet.



Directions To Property

From St Austell train station, take the first left at the mini roundabout onto Carlyon road, and then the first exit onto Poltair Road at the next roundabout. Continue up the road, heading straight over the next roundabout onto Tregonissey Road. Stay on this road until reaching the traffic lights, and then turn left onto Treverbyn Road. At the next mini roundabout, turn right onto Carwollen Road and head straight over the next mini roundabout which leads into Trevorder Drive. The property will then be located in front of you where a member of the Millerson team will be there to meet you.

Millerson Estate Agents

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Valuation Request



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		75	85
(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	

