



# Sunnyvale Meadow Hewas Water Sticker

Offers In The Region Of  
£630,000

- Four Bedroom Detached House
- Lovely Landscape Gardens
- Exclusive Executive Location
- Expansive Double Garage with Electric Roller Door
- Ample Off Street Parking for Multiple Vehicles
- Underfloor Heating
- High Specification Fully Fitted Kitchen with Quartz Worktops
- Anthracite Double Glazed Doors and Windows
- Connected To All Mains Services
- Scan QR For Material Information



 **Millerson**  
millerson.com



Tenure - Freehold

Council Tax Band - F

Floor Area - 2127.00 sq ft



4



2



1



null

### Property Description

TWO HOUSES SOLD, FOUR REMAINING. Stunning new build detached house, within a six-house development in the charming village of Hewas Water. Built to a high standard with an immaculate finish, this property comprises 2,127 sq ft and offers ample space for comfortable living. Downstairs lies an expansive living room, kitchen/diner, utility room and W/C. Upstairs, there are four double bedrooms, including an ensuite bathroom attached to the primary bedroom, and a fully fitted bathroom with a bath and shower. The property offers spacious parking for multiple vehicles and a large double garage.

The completion date is Autumn 2024. Book a viewing today.

### Location

Sunnyvale Meadow is located in Hewas Water, conveniently situated between Truro and St Austell, and near the beautiful Roseland Peninsula. Amenities are available within the neighbouring village of Sticker, and include a local shop, public house, hairdresser and children's playground. Nearby is Charlestown harbour and the fishing village of Mevagissey. The Roseland Peninsula is one of Cornwall's most unspoilt and beautiful areas, with a wealth of harbour villages and rolling rural countryside. The local waterside villages of St Just-In-Roseland, Portscatho and Portloe, and nearby beaches Pendower and Porthcurnick, encompass this Area of Outstanding Natural Beauty, and create a lovely place to live. Cornwall's A30 is within 7.5 miles, and provides easy access to other areas of the county, including the surfing beaches along the north coast

### Ground Floor

Solid Oak timber porch with Brazillian slate hung roof and granite bases. Composite door leading into the:

### Entrance Hallway

Skimmed ceiling. Recessed spotlights. Smoke sensor. Under-stairs storage cupboard housing the broadband connection point. Ample power sockets. Underfloor heating and control panel. Airing cupboard, suitable for coats and shoes, measuring 2.38m x 0.88m housing hot water tank and other services access. Luxury vinyl flooring. Skirting. Doors leading off to:

### Kitchen / Diner

26'2" x 13'7" (7.98m x 4.15m)

Double glazed window to the front aspect. Skimmed ceiling. Recessed spotlights. Heat sensor. Range of dove grey wall and base fitted units with undercounter lighting and 30mm Quartz worktops with laser cut drainer and inset resin sink with mixer tap and additional feature of instant hot water. Integrated and fitted AEG electric hob with aluminum splash back, double oven/grill, extractor hood, fridge/freezer and dishwasher. Ample power sockets. TV Aerial port. Underfloor heating and control panel. Luxury vinyl flooring. Skirting. Double glazed anthracite grey sliding patio doors to the side patio and gardens and French doors leading to the rear aspect. Oak doors leading through to the:

### Lounge

19'8" x 11'7" (6.00m x 3.55m)

Double glazed anthracite grey French doors with side panel windows opening and facing onto the rear garden. Ample power sockets. Multiple lighting circuit sockets. Two TV aerial ports. Underfloor heating and control panel. Skirting.

### Utility Room

7'9" x 6'10" (2.37m x 2.10m)

Double glazed window to the front aspect. Skimmed ceiling. Pendant lighting. Extractor fan. Consumer unit (3 Phase Electrics) Range of dove grey wall and base units with 30mm Quartz worktops and a ceramic Belfast sink with mixer tap and laser cut drainer. Space and plumbing for washing machine and tumble dryer. Underfloor heating and control panel. Skirting.

### Downstairs W/C

7'9" x 3'10" (2.37m x 1.18m)

Double glazed frosted window to the front aspect. Skimmed ceiling. Pendant lighting. Extractor fan. Inset wash basin with mixer tap, tiled splash-back and built in storage beneath. W/C with push flush. Underfloor heating. Luxury vinyl flooring. Skirting.

### First Floor

21'7" x 5'10" (6.58m x 1.79m)

Landing - Skimmed ceiling. Recessed spotlights. Smoke sensor. Storage cupboard with loft access. Radiator. Ample power sockets. Skirting. Doors leading to:

### Bedroom One

15'7" x 11'8" (4.76m x 3.57m)

Double glazed window to the side aspect. Skimmed ceiling. Pendant lighting. Double glazed anthracite grey patio doors to the rear aspect and opening to a Juliet balcony which overlooks the rear garden. Ample power sockets. TV Aerial connection port. Radiator. Skirting. Sliding pocket door which leads through to the walk in wardrobe measuring 2.37m x 1.19m and complete with power sockets. Furthermore it leads through into the:

### Bedroom One Ensuite

7'8" x 5'9" (2.36m x 1.77m)

Double glazed frosted window to the front aspect. Skimmed ceiling. Recessed spotlights. Extractor fan. Heated towel radiator. Motion sensor lighting. Wall to wall walk in, tiled, shower unit with rainfall shower head and separate attachment, W/C with push flush. Wash basin with tiled splash-back, mixer tap and built in storage beneath. There is a connection port should someone look to install a shaver point. Luxury vinyl flooring. Skirting.

### Bedroom Two

11'8" x 10'7" (3.56m x 3.24m)

Double glazed window to the rear aspect. Skimmed ceiling. Pendant lighting. Radiator. Ample power sockets. TV Aerial port. Skirting.

### Bedroom Three

11'8" x 10'7" (3.56m x 3.24m)

Double glazed window to the rear aspect. Skimmed ceiling. Pendant lighting. Radiator. Ample power sockets. TV Aerial port. Skirting.

### Bedroom Four

14'6" x 7'9" (4.44m x 2.37m)

Double glazed window to the front aspect. Skimmed ceiling. Pendant lighting. Radiator. Ample power sockets. TV Aerial port. Skirting.

### Bathroom

10'6" x 7'9" (3.22m x 2.37m)

Double glazed frosted window to the front aspect. Skimmed ceiling. Recessed spotlights. Extractor fan. Heated towel radiator. Motion sensor lighting. W/C with



push flush. Wash basin with mixer tap and built in storage beneath. Shaver point. Extra deep bath with shower attachment. Corner tiled shower unit with rainfall head and separate attachment. Luxury Vinyl flooring. Skirting.

### Garage

19'9" x 17'8" (6.04m x 5.40)

Two double glazed windows to the rear aspect. Electric up and over door. Roof storage. Ample power sockets. Independent consumer unit housed. Lighting. Concrete flooring. Anthracite grey composite door.

### Outside

To the Front - Wall mounted outside tap and security lighting. Meter cupboard housed. Key safe.

To the Rear - Patio slatted sizeable seating area which is perfect for al fresco dining and enjoying the Cornish summer sunshine. Hard-standing path leading up to the expansive laid to lawn garden which is bordered with timber fencing and railings on the leading edge. Wall mounted lighting. Power socket.

### Agents Note

Please note whilst the externals are of plot 6 the internals are those of plot 3 which is completed but will be replicated throughout the site.

### Services

The services to the house include fibre broadband, mains water, electricity and drainage. There is a pumping station situated within the turning area on the estate which ensures smooth drainage for all the properties. There is a management company set up for this which will then be handed over to all residents upon site completion to manage within house. The heating is powered via an air source heat pump which is discreetly placed outside to the rear. There is underfloor heating downstairs with radiators upstairs. The property is freehold tenure and has a 10 year build zone warrantee.

### Directions

From St Austell, proceed along the Sticker bypass, and at Andrew Toms motors, turn left and start heading to the village of Sticker. The development will be located on your left-hand side and visible with Millerson 'For Sale' signs.

### Agents Note

Please note that external and internal photographs may differ a little from plot to plot and are for illustrative purposes only. For further details please contact the agent.

### Material Information

Verified Material Information:

Council tax band: F

Property construction: Standard form

Number and types of room: 4 bedrooms, 2 bathrooms, 1 reception

Electricity supply: Mains electricity

Solar Panels: No







Sunnyvale Meadow, Hewas Water, Sticker, PL26 7FS



Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Central heating  
Heating features: Double glazing, Underfloor heating, and Air source heat pump  
Broadband: No broadband connection  
Parking: Driveway, Garage, and Private  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: Level access and Wide doorways  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: B

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



## Directions To Property

From St Austell, proceed along the Sticker bypass, and at Andrew Toms motors, turn left and start heading to the village of Sticker. The development will be located on your left-hand side and visible with Millerson 'For Sale' signs.



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 2024 | [www.houseviz.com](http://www.houseviz.com)

5-6 Market Street  
St Austell  
Cornwall  
PL25 4BB

E: [st.austell@millerson.com](mailto:st.austell@millerson.com)

T: 01726 72289

[www.millerson.com](http://www.millerson.com)

## Valuation Request



Scan  
me!