



Whitegate  
St. Dennis  
St. Austell  
PL26 8DH

Offers In Excess Of  
£285,000

- NO CHAIN
- GROUND FLOOR BEDROOM AND ENSUITE
- MODERN KITCHEN/DINER
  - AMPLE PARKING
- ENCLOSED REAR GARDEN
- NEAR TO VILLAGE CENTRE
  - CENTRAL HEATING
- IDEAL FOR DEPENDANT RELATIVE
- VERY GOOD DECORATIVE CONDITION



 **Millerson**  
millerson.com



Tenure - Freehold

Council Tax Band - C

Floor Area - 1195.00 sq ft



4



2



1



D67

### Property

A well presented four bedroom detached family home with a downstairs bedroom, ideal for dependent relative with accommodation briefly comprises entrance hall, living room, modern kitchen/diner, utility room, downstairs bedroom with ensuite shower room, and on the first floor are three bedrooms and family bathroom. Outside there is a rick paved drive providing parking for about three cars, paths to either side leading to the south facing leval rear garden and patio area and to the side is a large timber shed and further tool shed.

### Location

The property lies on the edge of the village with views out over open countryside and remains a short walk into the village Centre that hosts a range of local amenities including local shop, public house, church, and local school. The Towns of Newquay and St Austell are but a short drive away with an extensive range of major shops, supermarkets, railway stations and senior schools and colleges. Both South and North coasts are a short drive away and offer great surfing and or many cafe and restaurants.

### Courtesy Light

### Entrance Hall

Upvc front door, opening into entrance hall, double glazed window to front, paneled radiator, glazed door opening into:

### Inner Hall

Stairs to first floor, glazed door to:

### Living Room

15'6" x 11'11" (4.74m x 3.65m)

Double glazed window to front elevation, paneled radiator, TV ariel point, glazed door to:

### Kitchen/Diner

18'1" x 11'11" (5.53m x 3.65m)

A stunning new kitchen recently installed with an extensive range of fitted light grey units, island with range of units, slate effect work tops, matching wall units, built in fridge, freezer,

dish washer, cooker and induction hob and extractor over, tiled splash back, paneled radiator, pantry cupboard, Dining area with paneled radiator, double glazed French doors out to the rear garden and patio.

### Rear Hall

With Upvc side door to rear garden and door to:

### Bedroom Four

10'6" x 9'3" (3.22m x 2.82m)

Minimum measurements, with double glazed window to front and side elevation, paneled radiator, skimmed ceilings, door to:

### Ensuite Shower Room

6'3" x 3'10" (1.91m x 1.18m)

With tiled floors and walls, pedestal wash basin, low level WC, and double shower cubicle, extractor fan and wall mounted electric heater.

### Utility Room

6'7" x 5'2" (2.03m x 1.59m)

Range of built in units, plumbing for washing machine, oil fired boiler and double glazed window to rear elevation.

### First Floor Landing

Built in cupboard.

### Bedroom One

13'1" x 10'1" (4.00m x 3.08m)

With dormer window to front elevation overlooking open fields, paneled radiator.

### Bedroom Two

9'10",75'5" x 10'0" (3,23m x 3.07m)

Double glazed window to front, paneled radiator.

### Bedroom Three

10'1" x 8'7" (3.08m x 2.62m)

Sky light, paneled radiator.

### Family Bathroom

A lovely and recently installed bathroom comprising paneled



bath with shower and mixer taps with further shower head, low level WC with concealed cistern and cupboards, wash basin inset further cupboards and shaver socket above, heated towel rail and window skylight.

### Outside

To the front is an brick paved parking area, two paths leading to the rear enclosed garden laid mainly to lawn, and large patio area, timber workshop ( 3.5m x 2.38m with power and light.

Store shed 1.83m x 1,74m

### Material Information

Planning passed for Garage conversion.

No Solar Panels.

Not flooded.

No Rights of way.

Driveway parking for several cars.

Mains Electricity

Oil fired Central Heating.

Mains Drainage.

Mains Water

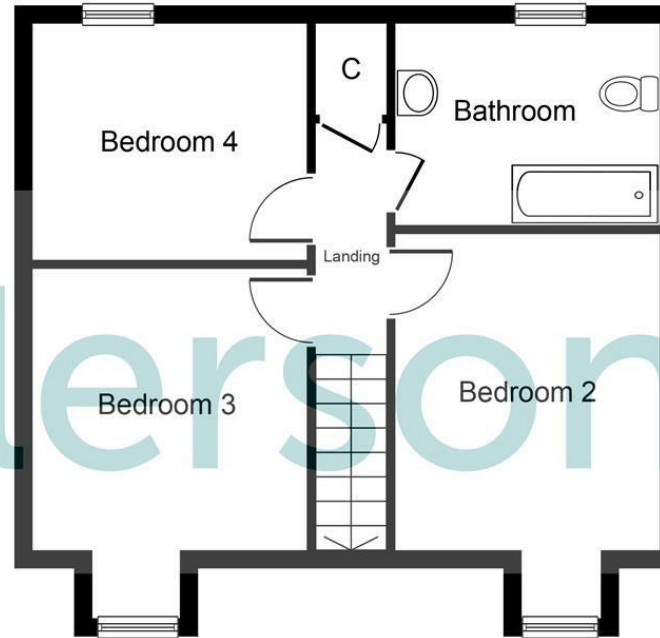
BT Connection.

Cornwall County Council Tax band 'C'





**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 2024 | www.houseviz.com

## Directions To Property

As you enter St Dennis from the SA30 Indian Queens direction, as you enter bear right into Whitegate and 1 Greendale View will be found on the left hand side.

## Contact Us

Millerson Estate Agents  
 5-6 Market Street  
 St Austell  
 Cornwall  
 PL25 4BB  
 E: st.austell@millerson.com  
 T: 01726 72289  
 www.millerson.com

Scan QR For Material Information



Scan me!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Millerson**  
 millerson.com