



Sparnon Close

St. Austell

PL25 5AR

Offers Around £525,000

- HIGHLY VERSATILE FAMILY HOME
- WELL PROPORTIONED ROOMS
  - ANNEXE/HOLIDAY LET
  - GARAGE AND DRIVEWAY
- IMPRESSIVE GALLERIED LIVING ROOM/LIBRARY
- LANDSCAPED GARDEN WITH BUILT IN BBQ
- IDEAL FOR MULTIGENERATIONAL LIVING
  - ENCLOSED GARDEN
- QUIET RESIDENTIAL LOCATION
  - SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - F

Floor Area - 3358.00 sq ft



4



4



3



E39

### Property Description

Millerson Estate Agents are pleased to bring this versatile home situated within walking distance to St Austell Town Centre to the market. A 'one off' home which has been well cared for and loved by its current owner provides spacious accommodation and boasts the potential for multi-generational living or annex/Airbnb potential. The accommodation comprises of a large and airy reception hall with doors leading off to the kitchen/breakfast room, dining room, galleried library/landing with stairs leading down to spacious living room, two bedrooms - one of which benefits from an ensuite shower room and beautifully designed family bathroom. A spiral staircase leads to the lower ground floor where you will be met with an open plan kitchen/lounge/diner, two double bedrooms (one with an ensuite shower room), bathroom, sauna, and access to the terrace. The main garden is fully enclosed and offers a great hosting and entertaining space with a unused swimming pool and BBQ area along with additional areas to enjoy the Cornish sunshine. The property is heated via oil fired radiators and is connected to mains electricity and water (metered). It falls under Council Tax Band F. Viewings are strictly by appointment only and are highly recommended to appreciate all that this property has to offer.

### Location

Sparnon Close is situated within a small, tucked away cul-de-sac in a popular residential location and is only a short walk away from the town centre of St Austell. The town centre offers a wide range of shopping, coffee shops, restaurants as well as a local leisure centre. St Austell also has a mainline railway station providing direct access to London Paddington and Penzance. Further afield you will find a range of beaches, historic harbourside towns such as Charlestown and Mevagissey and a range of walks in the nearby clay trails. Truro City Centre is approximately thirteen miles away.

### The Accommodation Comprises

All dimensions are approximate.

### Covered Entrance Porch

Courtesy Light. Upvc double glazed side screen and front door leading into:

### Reception Hall

16'11" x 13'9" (5.17m x 4.20m)

A spacious and welcoming reception hall, with panelled radiator, three built in cupboards, inset spotlights, double glazed windows to rear, spiral staircase to lower ground floor, doorway into:

### Kitchen/Breakfast Room

20'4" x 8'8" (6.21m x 2.66m)

Extensive range of base and matching wall units built in oven, five ring

electric hob and extractor fan, display units, inset single sink with mixer taps, breakfast bar, sky light, panelled radiator, double glazed window to rear, space for American style fridge/Freezer, door to

### Utility Room/Garage

16'10" x 10'11" (5.15m x 3.34m)

Plumbing for washing machine, steps up to loft area and door to:

### Office

10'2" x 8'9" (3.10 x 2.67)

A useful and adaptable room with further WC/Cloakroom and WC.

### Dining Room

19'9" x 9'5" (6.03m x 2.88m)

Double glazed window to side, panelled radiator, skylight, door to:

### Galleried Landing

With double glazed windows to three sides, impressive pitched pine ceiling with large central light feature and stairs down to :

### Living Room

20'0" x 19'10" (6.12m x 6.05m)

An impressive and cosy room with large wood burning stove set on slate plinth, TV shelf, three double glazed windows to rear and side elevation, panelled radiator, door into annex, which comprises:

### Bedroom One

11'10" x 11'9" (3.62m x 3.59m)

Accessed off the reception hall, with double glazed window, panelled radiator, door to:

### Ensuite

8'5" x 3'10" (2.57m x 1.19m)

With tiled walls, shower cubicle with Triton Shower unit, vanity unit, with inset wash basin, mirror, low level EWC, and heated towel rail.

### Bedroom Two

14'11" x 12'10" (4.57m x 3.93m)

Double glazed window to rear elevation, two double wardrobes, panelled radiator.

### Family Bathroom

11'9" x 8'7" (3.59m x 2.63m)

A large impressive modern bathroom with large shower cubicle, freestanding bath with freestanding mixer taps with shower attachment., low level WC, and two wash basin inset into vanity units, obscure double glazed window to front elevation, tiled floor and walls.

### Lower Ground Floor/Potential Annex



### Kitchen/Lounge/Diner

18'0" x 13'10" (5.49m x 4.23m)

Open plan area.

Kitchen- A range of wall and base fitted units with straight edge work surfaces. Integrated fridge freezer, oven, electric hob with extractor over and dishwasher. Tiling around stain sensitive areas. Ample plug sockets. Vinyl flooring.

Lounge/Diner- Dual aspect with doors to either side of the room leading out to the decked area. Radiator. Ample plug sockets. TV point. Skirting. Carpeted flooring.

### Bedroom

12'9" x 11'10" (3.91m x 3.61m)

Double glazed window to the side aspect. Coving. Radiator. Ample plug sockets. TV point. Skirting. Carpeted flooring. Door leading into the:

### Ensuite

6'7" x 4'10" (2.02m x 1.48m)

Extractor fan. Shower cubicle with Triton electric shower. Vanity unit with wash basin, WC and storage. Heated towel rail. Floor to ceiling tiles. Vinyl flooring.

### Bedroom

15'5" x 13'1" (4.71m x 4.01m)

Double glazed window to the rear aspect. Skimmed ceiling. Coving. Recessed spotlights. Built in cupboard. Radiator. Ample plug sockets. Skirting. Carpeted flooring. Double glazed French doors leading out to the decked area.

### Bathroom

6'7" x 6'5" (2.02m x 1.96)

Extractor fan. Shower cubicle with Triton electric shower. Vanity unit with wash basin, WC and storage. Heated towel rail. Floor to ceiling tiles. Vinyl flooring.

### Sauna

5'4" x 4'7" (1.65m x 1.42m)

A lovely addition to your home, an electric heated Sauna with heating fixed coals.





Sparnon Close, St. Austell, PL25 5AR

## Outside

To the front is a drive way providing parking for up to three cars and paths leading to rear garden.

Rear garden: this is a real delight, nestled in a sheltered and private enclosed area with decking.

## Services

The property is connected to mains electricity, water (metered) and drainage and is heated via oil fired radiators. It falls under Council Tax Band F.

## Material Information

Verified Material Information

Council tax annual charge: £3208.67 a year (£267.39 a month)

Property construction: Standard form

Solar Panels: No

Other electricity sources: No

Heating features: Wood burner

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

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: None

Coal mining area: No

Non-coal mining area: Yes

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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 White River car park continue onto Trinity Street. At the junction turn right onto Bodmin Road and pass Priory Car Park on your right. Take the next left onto Trenance Road. Continue along this road and take the left hand turning signposted for Sparnon Close, Follow the road around to the left where the property will then be found on your right hand side.

## Contact Us

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			61
(39-54) <b>E</b>		39	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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