



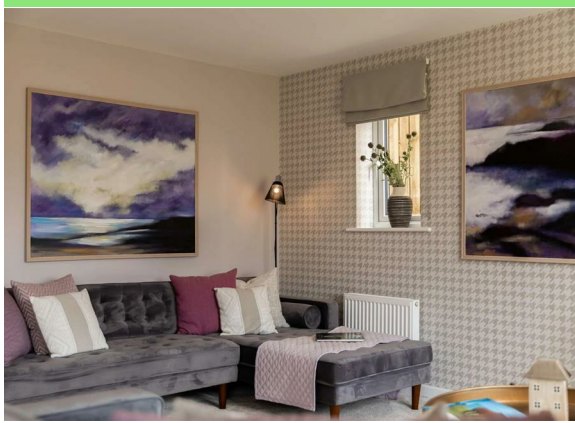
Truro Road

St. Austell

PL25 5HJ

Asking Price £404,950

- BRAND NEW HOUSE
- FOUR BEDROOMS
- MAIN BEDROOM ENSUITE
- INTEGRAL GARAGE
- REAR ENCLOSED GARDEN
- NEW BUILD WARRANTY
  - PARKING
- GAS CENTRAL HEATING
  - STUDY



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - New  
Build

Floor Area - sq ft



4



2



1



null

## PROPERTY

The Dunmere is a four bedroom, three storey home, providing plenty of space for flexible family living. On the first floor, where you enter the property via a central hallway, you'll find an open plan kitchen/ family dining room, with plenty of space for a sociable seating area with a Juliette balcony overlooking the garden. This open plan layout means that you can keep a watchful eye on homework duties, while catching up over a cuppa with friends and family. On this level there is also an integral garage, study for home working.

Leading from the hallway is stairs down to a very spacious lounge, with access into the garden, which is a great space for when you need some relaxing quiet time.

On the top floor, you'll find a main bedroom, which comes with a private en suite shower room along with a further 3 bedrooms and a family bathroom.

## LOCATION

Proceed out the town, heading for Truro, head up A390, and as you near the top of the hill before you leave the town, turn left at the roundabout, proceed down the road and please stop at the sales office carpark.

## ACCOMMODATION COMPRISES

All dimensions are approximate.

## LOWER GROUND FLOOR

### LOUNGE

19'5" x 14'4" (5.93m x 4.39m)

Double glazed French doors, panelled radiator, stairs to ground floor.

## GROUND FLOOR

### HALLWAY

### CLOAKROOM/WC

4'8" x 3'7" (1.43m x 1.11m)

With low level WC, wash hand basin and panelled radiator, extractor fan.

## STUDY

9'7" x 7'10" (2.93m x 2.39m)

Double glazed window, panelled radiator.

## KITCHEN/DINER

23'10" x 7'10" (7.28 x 2.39m)

A lovely size room, ideal for family entertainment. Extensive kitchen with range of base and wall units, built in cooker, four ring gas hob, extractor hood over, stainless steel one and half bowl sink unit with mixer taps, double glazed window, Double glazed French doors, panelled radiator.

## FIRST FLOOR

### FIRST FLOOR LANDING

Built in cupboard.

### BEDROOM ONE

10'11" x 10'10" (3.34m x 3.31m)

Double glazed window panelled radiator, door to:

### ENSUITE

7'1" x 5'1" (2.17m x 1.56m)

Low level WC, wash basin, shower cubicle, extractor fan, part tiled walls.

### BEDROOM TWO

11'0" x 8'6" (3.37m x 2.61m)

Double glazed window, panelled radiator.

### BEDROOM THREE

10'11" x 8'7" (3.34m x 2.63m)

Panelled radiator, double glazed window.

### BEDROOM FOUR

9'1" x 7'2" (2.79m x 2.19m)

Panelled radiator and double glazed window.

## BATHROOM

6'3" x 6'0" (1.91m x 1.85m)

Panelled bath, low level WC, wash basin, extractor fan.



### INTEGRAL GARAGE

Integral single garage with up and over door, power and light.

### OUTSIDE

There is parking to the front and an enclosed rear garden, ideal for children and pets.

### SERVICES

Mains water, electricity, mains drainage and gas.

### AGENTS NOTE

There photos and measurements are from another similar home and are for illustrative purposes only.  
QR code not working.



## Needing To Sell?

Are you interested in this property  
but aren't currently in a proceedable  
position?

**Don't Panic!**

Contact Us On The Details Below To  
Arrange A Valuation

## Here To Help

Millerson Estate Agents  
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)

Scan QR Code For  
Material Information



Scan  
me!

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

 **Millerson**  
[millerson.com](http://millerson.com)