



Higher Trehiddle  
Off Truro Road  
St. Austell  
PL25 5HJ  
Asking Price £299,950

- BRAND NEW HOME
- CORNER PLOT
- OPEN PLAN KITCHEN/DINER
- ALLOCATED PARKING
- ENSUITE MAIN BEDROOM
- LIVING ROOM
- GARDENS
- THREE BEDROOMS
- NEW BUILD WARRANTY



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Tenure - Freehold

Council Tax Band - New  
Build

Floor Area - sq ft



3



2



1



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The Cromwell is an attractive double-fronted 3 bedroom home, with plenty of kerb appeal which you'll get to enjoy every time you arrive home.

#### PROPERTY

The Cromwell is an attractive double-fronted 3 bedroom home, with plenty of kerb appeal which you'll get to enjoy every time you arrive home.

Designed with modern family living in mind, the layout of the open plan kitchen/dining room allows you to keep a close eye on homework duties, while catching up over a cuppa with friends and family. This flexible open plan space offers you an area to comfortably work from home, without impacting on your family living space. French doors lead to the garden, creating a light, bright and airy home.

Across the hall, the dual-aspect lounge is a great space for when you need some relaxing quiet time too. The downstairs cloakroom is an added bonus and comes in handy especially when you have guests.

The first floor comprises of a main bedroom with an en suite shower room and two further bedrooms along with a spacious family bathroom. If you're looking for additional space for your growing family, the third bedroom would make a brilliant nursery or a study, but how you choose to use your space is completely up to you.

#### 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.

#### ENTRANCE HALL

Front door to entrance hall.

#### CLOAKROOM

4'11" x 3'5" (1.52m x 1.05m)

Low level WC, wash basin, double glazed window side aspect.

#### LIVING ROOM

16'3" x 11'2" (4.96m x 3.42m)

Double glazed window to front and side aspect, panelled radiators.

#### KITCHEN/DINER

16'3" x 9'8" (4.96m x 2.95m)

A lovely open plan kitchen/diner with extensive range of base and wall units, built in cooker and four ring gas hob, extractor fan, one and half bowl stainless steel sink unit, double glazed window to front aspect, and double glazed French doors to side aspect, panelled radiator.

#### LANDING

Airing cupboard, access to loft space.

#### BEDROOM ONE

11'2" x 10'10" (3.42m x 3.31m)

Double glazed window, panelled radiator.

#### ENSUITE

9'9" x 4'9" (2.99m x 1.45m)

Double shower cubicle wash basin and low level WC, double glazed window, panelled radiator.

#### BEDROOM TWO

9'9" x 8'5" (2.99m x 2.58m)

Double glazed window, panelled radiator.

#### BEDROOM THREE

10'3" x 7'5" (3.14m x 2.28m)

Double glazed window , panelled radiator.

#### FAMILY BATHROOM

6'9" x 5'7" (2.08m x 1.71m)

Panelled bath, wash basin, low level WC, double glazed window, radiator.

#### OUTSIDE

A lovely enclosed garden, ideal for children and pets.

Allocated parking.

Services: Mains Water, electricity, water and gas.

Council tax TBC.

#### AGENTS NOTE

QR Code not available.





## Needing To Sell?

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but aren't currently in a proceedable  
position?

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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		

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