

3 Orchard Close
St. Austell
PL25 4NP

£260,000

Dedicated Property Manager - **Ian Tubb** CPEA DEA FNAEA, Cornwall Director





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3 ORCHARD CLOSE ST. AUSTELL PL25 4NP



Extended detached dormer bungalow nestles in this tucked away location on a private road servicing just 3 properties, conveniently positioned closed to the local amenities yet having a more rural feel. Originally a 3-bedroom dormer the current owners have extended the property to now provide additional dining room, study and utility room together with a fantastic upvc double glazed conservatory, the property also has ample off road parking and a garage. Heating is

provided by gas combination boiler and the windows are upvc double glazed. As you enter the property there is a hallway with cloaks cupboard and stairs ascending to the first floor, refitted shower room and separate W.C. The kitchen is immediately in front with a comprehensive range of timber fronted base and wall unit's door to front and opening to the study area and utility room. door provides access to the dining room which was once used as the 4th bedroom and

could easily be used as such again, large opening to the lounge with feature gas fire and patio doors open into the large upvc double glazed conservatory. on the first floor are two additional bedrooms' master with wall to wall mirror fronted wardrobes, additional W.C. Outside there is ample off road parking and access to the attached garage, further range of sheds, large coy carp pond and lawned gardens which are fully enclosed

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KEY FEATURES

- 3/4 BEDROOM DETACHED
DORMER BUNGALOW
- LOUNGE AND SEPARATE
DININGROOM
- LARGE CONSERVATORY
- KITCHEN AND SEPARATE
UTILITY ROOM
- STUDY
- SHOWER ROOM, SEPARATE
W.C AND FURTHER FF W.C
- GAS CENTRAL HEATING AND
DOUBLE GLAZING
- AMPLE PARKING AND
GARAGE



Lounge

15' 7" x 13' 8" (4.75m x 4.16m)

Dining Room

13' 5" x 8' 8" (4.09m x 2.64m)

Conservatory

15' 5" x 10' 0" (4.70m x 3.05m)

Kitchen/Breakfast Room

12' 6" x 12' 4" (3.81m x 3.76m)

Utility room

8' 8" x 5' 6" (2.64m x 1.68m)

Study

8' 8" x 6' 6" (2.64m x 1.98m)

Bedroom 1

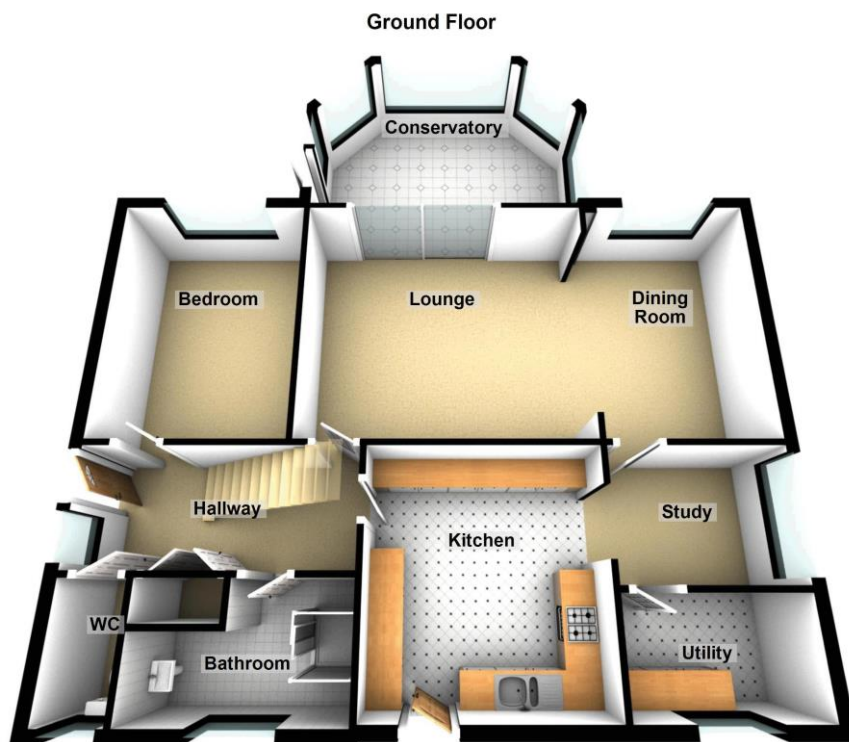
13' 8" x 10' 0" (4.16m x 3.05m)

Bedroom 2

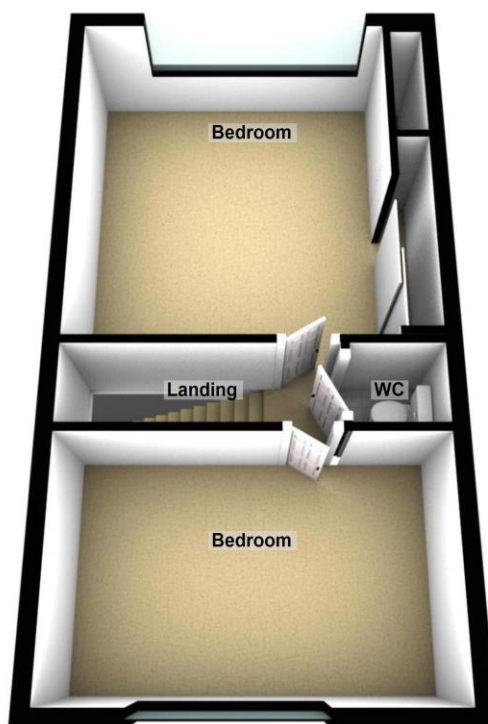
12' 2" x 10' 0" (3.71m x 3.05m)

Bedroom 3

13' 4" x 8' 10" (4.06m x 2.69m)



First Floor



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