



**MAY WHETTER & GROSE**

**8 SHIPPEN WALK, ST. AUSTELL, PL25 4GE**  
**GUIDE PRICE £475,000**



**\*\* VIDEO TOUR AVAILABLE UPON REQUEST \*\***

LOCATED A SHORT DISTANCE FROM PORTHPEAN AND DUPORTH BEACH AND THE HISTORIC PORT OF CHARLESTOWN AND WITHIN EASY REACH OF BOTH PRIMARY AND SECONDARY SCHOOLING IS THIS IMPRESSIVE FOUR DOUBLE BEDROOM FAMILY RESIDENCE IN ONE OF THE MOST SOUGHT AFTER POSITIONS WITHIN THIS POPULAR RESIDENTIAL DEVELOPMENT. HIGH STANDARD OF FINISH THROUGHOUT INCORPORATING SOME KARNDAN FLOORING, A LEVEL ENCLOSED AND PRIVATE MAIN LAWNED GARDEN AREA WITH THE ADDITIONAL BENEFIT OF THE DOUBLE GARAGE WHICH NOW ALSO INCORPORATES A PART CONVERTED OFFICE ROOM SUITABLE FOR SOMEONE WORKING FROM HOME. BEING TUCKED AWAY WITHIN THE CORNER OF THE DEVELOPMENT OFFERS SOME COUNTRYSIDE VIEWS. A VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE THE HIGH LEVEL OF FINISH THROUGHOUT, THE SIZE BOTH INTERNALLY AND EXTERNALLY AND ITS CONVENIENT POSITION FOR THE COASTLINE AND AMENITIES. PLEASE SEE AGENTS NOTES. EPC - B



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## Directions

From St Austell head out onto the A390 up past Asda onto Cromwell Road, at the traffic lights turn right onto Porthpean Road. Follow the road along for approximately 1/4 of a mile, at the roundabout take the second exit right onto the development head down towards the bottom and as the road bears around to the right turn left and follow the road towards the top taking the last cul-de-sac turning on your right. The property will be tucked away up in the corner, the garage and driveway are behind the property, the front door is accessed by the footpath to the side. A public footpath leads across the front to a covered front entrance.

A public footpath leads across the front to a covered front entrance which offers an attractive finish of both stone, wood and render.

## Entrance Hall

The karndeian flooring can be seen immediately which continues through into the main kitchen and dining area. There is a carpeted stair case with handrail to the first floor and attractive doors into both lounge, kitchen/diner and one into the cloakroom W.C. Wall mounted radiator. Double glazed obscure picture window.

## W.C.



The karndeian flooring continues into here. Low level W.C. with radiator to side and obscured double glazed picture window above with tiled sill. A corner hand basin with tiled sill and mirror.



Door through into Lounge

## Lounge

11'7" x 20'0" (3.55 x 6.12)



A dual aspect room offering a great deal of natural light from three double glazed windows, two to the side and one to the front with outlook over the communal green areas. Finished with a bright white wall surrounding and carpeted flooring having two mounted radiators and ample various double wall mounted sockets.

## Kitchen/Diner

10'3" widening to 12'11" x 20'4" at maximum points  
(3.14 widening to 3.95 x 6.20 at maximum points)



Also offering a great deal of light and enjoying an outlook over the well kept private sunny aspect gardens from a double glazed window within the kitchen area plus double doors opening out onto the paved patio and garden with further window to the front. Having two wall mounted radiators and door into under stairs storage plus door through into the utility. Karndean flooring continues through and the kitchen offers a range of attractive colour fronted wall and base units thoughtfully designed and laid out incorporating integrated appliances of five ring hob with extractor above and oven below, fridge, freezer and dishwasher. There is also a one and half bowl stainless steel sink and drainer with mixer tap set into the speckled light roll top work surface with matching splashback and further attractive tiling to one side. There is also a useful island which incorporates a breakfast bar and further storage.



## Utility

7'8" x 5'4" (2.36 x 1.64)



Also offering similar work surfaces with matching splashback with stainless steel sink and drainer with mixer tap. There is also further storage cabinets beneath together with wall mounted cabinet housing the boiler. There is under unit space and plumbing for white good appliances, plus integrated wine chiller.

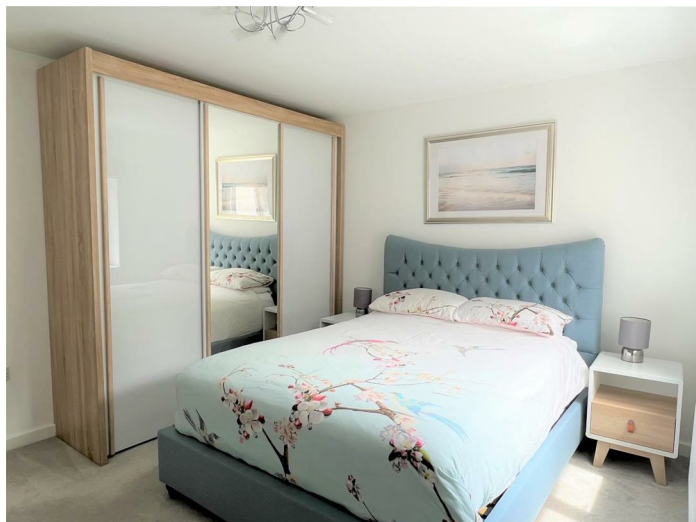
Wall mounted radiator. Karndean flooring leading through and door out onto side garden area.

Carpeted stair case to the first flooring landing with access through to the loft, doors to all upstairs rooms and one into airing cupboard with slatted shelving. Wall mounted radiator.

Door into Principal Bedroom

### Principal Bedroom

11'4" x 12'11" (3.47 x 3.96)



Located to the front with double glazed window with deep display sill and radiator beneath and an outlook over the communal green area. Door into large additional airing cupboard with slatted shelving and door through into spacious en-suite.

### En-Suite

7'4" x 5'6" at maximum points (2.26 x 1.68 at maximum points)

Beautifully appointed with low level WC and hand basin. Sliding door into double size shower cubicle with integrated shower system with fully tiled surround which continues at half wall level. Large heated chrome towel rail. Wall mounted shaver socket and further vanity wall mounted mirror. Recessed spotlighting and natural lighting from the obscure double glazed picture window to the front. All finished with a tile effect floor covering.

Door into Bedroom

### Bedroom

9'8" x 8'9" (2.95 x 2.67)



Double glazed window to the rear and outlook down over the garden and communal green area with radiator beneath.

Door into Family Bathroom

### Family Bathroom

5'5" x 9'7" at maximum points into shower and over (1.66 x 2.93 at maximum points into shower and over)



This spacious family bathroom similarly finished to the principal bedroom en-suite has low level WC, hand basin and panel bath with separate one and half size shower cubicle with integrated system. Obscure double glazed window to side and the feeling of space is further enhanced by the large part mirrored wall. Recessed spotlighting and ceiling mounted extractor and large chrome heated ladder towel rail. Shaver socket.



Door into Bedroom

**Bedroom**  
8'5" x 8'8" (2.57 x 2.65)



Enjoying outlook down over the communal wild garden area and onwards to open fields from a double glazed window with deep display sill and radiator beneath.



Door into Bedroom

## Bedroom

11'4" x 11'10" at maximum points (3.47 x 3.61 at maximum points)



Offering a dual aspect from two double glazed windows, one to the front and one to the side also enjoying similar outlooks over the communal areas. The one to the front also having a radiator beneath.

## Outside





There is an area of open lawn and planted shrubbery which leads around the side and front. The rear garden is beautifully presented and mainly laid to lawn and a pathway leading to the garage and office area. A large flagstone patio with Pizza oven to the side which leads from the kitchen/diner. There is also an outside tap and double power socket.

The garden is enclosed by some strip wood fence panelling and high wall surround with some attractive planted borders. There is a further patio to the side which sweeps around to a further secret style garden area which can be accessed off of the utility also with further shrubbery planting.



Another benefit of this wonderful family home is the addition of the detached double garage with parking in front for possibly, up to four vehicles. To one side there is garage door with up and over door which leads into half sized garage area ideal for the storage of bikes, gardening equipment etc.

To the side an attractive composite door with frosted panel and cedar wood with outside courtesy lighting. Opens through into entrance hall also with karndean flooring, double doors lead into in-built storage,

recessed spotlighting plus radiator with door then through into the office area.

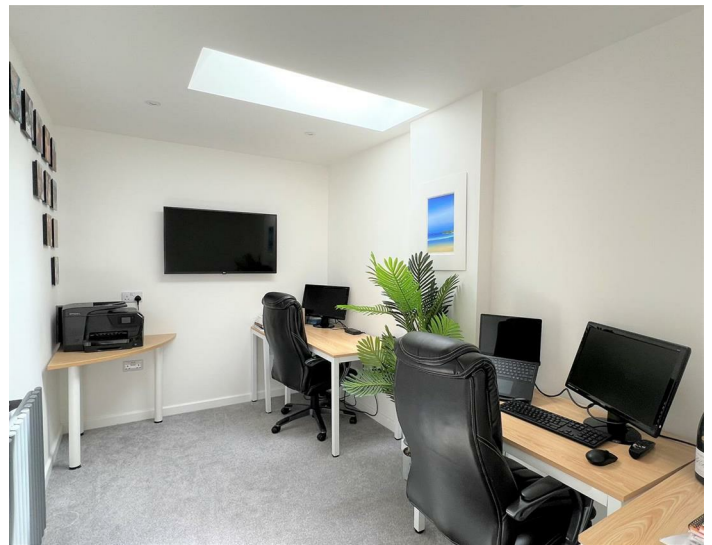
### Office Area

12'1" x 7'6" (3.70 x 2.30)



High level velux window together with recessed spotlighting. Radiator and finished with carpeted flooring. With ample wall mounted sockets if required.

### Council Tax Band - E



**Agents Notes:**



There is a management charge of approximately £200 per annum.

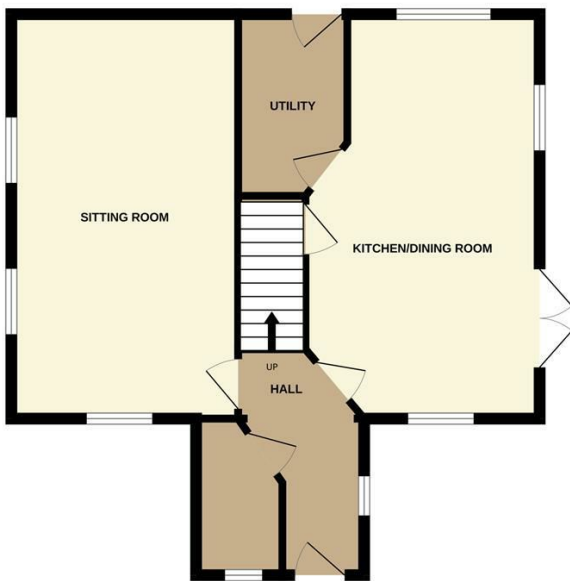


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

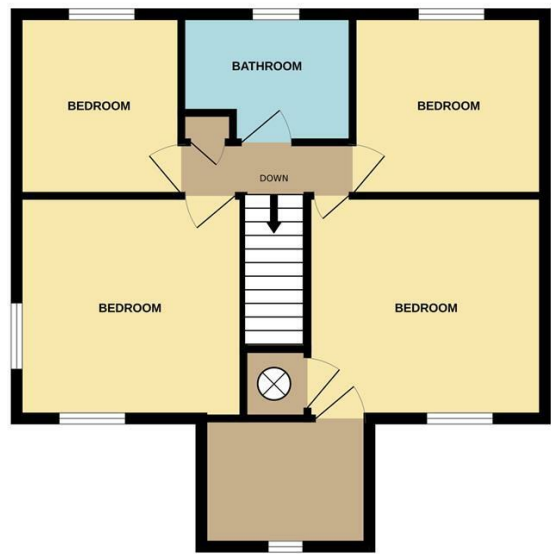
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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