



MAY WHETTER & GROSE

**33 ST. PIRANS CLOSE, ST. AUSTELL, PL25 3TF**  
**GUIDE PRICE £525,000**



**\*\*VIDEO TOUR AVAILABLE\*\***

A BEAUTIFULLY PRESENTED AND DECEPTIVELY SPACIOUS FOUR/FIVE BEDROOM FAMILY RESIDENCE. IMPECCABLY PRESENTED THROUGHOUT WITH LARGE LEVEL LAWNED GARDEN TO THE REAR WITH A GARDEN CHALET, ENJOYING SOME VIEWS OF ST AUSTELL BAY. A VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS SIZE, HIGH LEVEL OF FINISH THROUGHOUT AND ITS CONVENIENT POSITION OF LOCAL SCHOOLING. EPC - C



Within walking distance of the property there is a Tesco Express, restaurant, a butchers, Post Office and convenience store. The recently regenerated St Austell town centre is situated approximately 2 miles away and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

**Directions:**

From St Austell head up and out along Tregonissey Road, past Poltair school, to the traffic lights at the end. Carry on straight across the traffic lights, past the old Carclaze School. At the mini roundabout, turn right and head down the hill, taking the next right into St Pirans Close. The property is located on the left hand side of the road.

**Accommodation:**

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

As you approach the property there is a light resin driveway which widens for parking for approximately three vehicles, with a lawn garden is one side set back behind a low dwarf wall and planted border. Integral garage. Access down both sides of the property.

**Entrance Porch:**



Double glazed doors into front entrance porch with tiled flooring. Attractive Upvc part obscure double glazed doors with matching side panels into large entrance hallway.

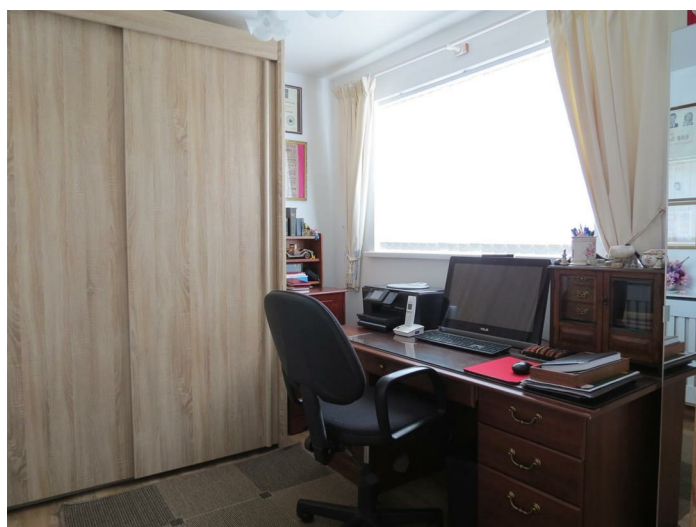
**Entrance Hallway:**

Carpeted staircase to the first floor and carpeted

staircase to the lower ground. Solid wood doors to bathroom and bedrooms.

**Bedroom Or Office Study Room**

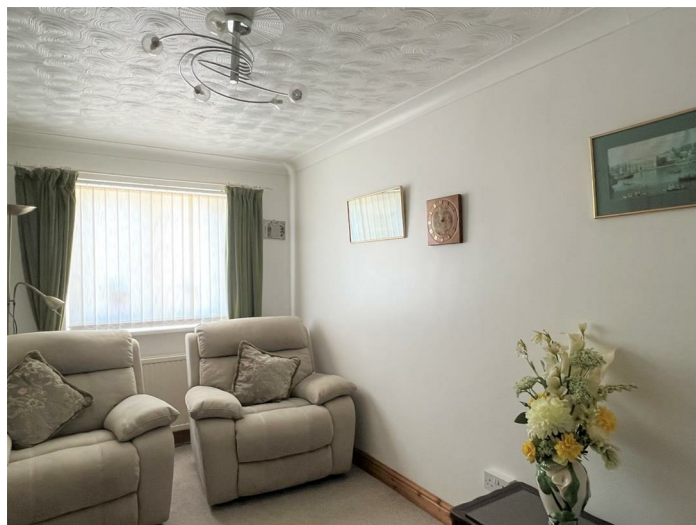
9'7" x 7'6" (2.94m x 2.30m)



Currently used as an office/study. Double glazed window with pull back vertical blinds. Radiator.

**Bedroom:**

7'5" x 15'0" (2.27m x 4.59m)



Double glazed window to front with pull back vertical blinds and radiator beneath.

**Bathroom:**

9'7" x 6'3" (2.94m x 1.92m)



Offering an elegant feel with a fully tiled wall surround with decorative border. Comprising of a low level WC and large hand basin with free standing roll top bath with central mixer tap and shower head attachment. Chrome heated ladder towel. Shaver socket. Obscure double glazed window to side with roller blind. Ceiling mounted extractor.

**Landing:**



Small staircase with handrails to both sides lead down to the open lounge/diner. Low level door beneath the staircase to additional storage with radiator to the side.

**Lounge/Diner:**

25'7" 15'9" (7.81m 4.82m)



Further double wood glazed panel doors opening into the kitchen/breakfast room. Double glazed door out onto a covered veranda outside dining area. The dining area has wood effect flooring with carpeting within the lounge area offering a focal point of log effect burner set onto a raised slate tiled hearth. Double glazed sliding doors into conservatory enjoying an outlook over the beautifully landscaped gardens.



**Conservatory:**

8'9" x 10'9" (2.69m x 3.30m)



Sliding door leading out onto the covered veranda. The conservatory is finished with polished tiled flooring.

**Kitchen/Breakfast Room:**

22'10" x 7'7" widening to 11'0" (6.96m x 2.32m widening to 3.36m)



(maximum measurement)

A large kitchen/breakfast room comprising of a comprehensive range of light oak fronted wall and base units with display cabinet and deep drawers. Complemented with a roll top laminated speckled effect work surface with attractive tiled splash back. Space for a range style oven with double size extractor over. Integrated dishwasher. Space for American style fridge freezer. Within the main kitchen area are two double glazed windows, one to the side veranda and one to the garden, both with roller blinds. To the rear of the kitchen, a frosted part glazed wood panel door opening into utility.



**Utility:**

5'2" x 9'8" (1.60m x 2.96m)

Thoughtfully designed with an obscure double glazed panel door opening out onto the side. Under unit space and plumbing for white good appliances. Separate WC and hand basin set onto a white gloss vanity storage unit. Part white gloss tiled wall surround with decorative inserts. Wall mounted cabinets.



**En-Suite:**  
5'11" x 5'9" (1.82m x 1.77m)



Comprising curved glazed shower cubicle with part tiled wall surround with decorative border which continues at half wall level behind the basin. Mirror fronted cabinet and shelving. Low level WC. Heated towel rail. High level obscure double glazed picture window with roller blind. Spot lighting. Extractor.

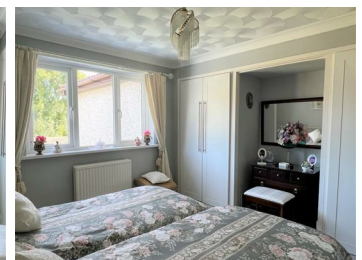
From the entrance hallway the carpeted staircase with handrails to both sides lead up onto the upper landing. Solid wood doors into all three bedrooms and separate shower room. High level door into eaves storage.

**Shower Room:**  
4'10" x 5'8" (1.48m x 1.75m)

Comprising a curved glazed shower screen with a part tiled wall surround with decorative border, low level WC and hand basin. Heated towel rail. Above the basin, a wall mounted mirror fronted vanity storage cabinet. Upvc obscure double glazed picture window with roller blind. Ceiling mounted extractor. Spotlights.

**Principle Bedroom:**  
17'9" x 9'8" narrowing to 8'10" (5.43m x 2.97m narrowing to 2.70m)

**Bedroom:**  
11'11" x 12'6" (3.65m x 3.82m)



(maximum measurement)  
Enjoying an outlook down over the garden and up towards Trethurgy Tor from a double glazed window with display sill and radiator beneath. Deep recess for dressing table with built-in wardrobes to both sides.

Offering an outlook over the rear garden from double glazed French doors with Juliette balcony and fitted blinds. This elegant bedroom is finished with a two tone paper wall surround with white coving and light coloured carpeted flooring. A bank of built in floor to ceiling sliding doors wardrobes. Wall mounted radiator. Door into en-suite.



**Garage:**

17'7" x 10'3" (5.38m x 3.13m)



Four piece electric door. Power and light. Open eaves storage area.

**Bedroom:**

10'6" x 15'10" (3.21m x 4.85m)



Another large double bedroom consisting of a range of built in wardrobes, blanket box storage and dressing table. Large double glazed window with display sill and radiator beneath.



**Outside:**

The property is deceptively spacious and the full extent of the size can only be seen from the rear. The resin driveway continues with pathways leading down both sides of the property.



A fabulous feature of the property is the covered veranda area, recently installed ideal for Alfresco dining and entertaining which can be accessed from the dining area, the conservatory or the kitchen. The

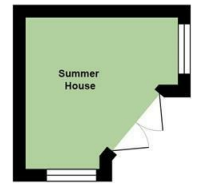
resin pathway continues around and opens out onto an expanse of open lawn and enclosed for extra privacy with wood fence surround. The resin pathway continues to a raised decked area and garden chalet room, with additional raised seating area where you can enjoy the views towards St Austell Bay. Additional large storage shed and greenhouse. Circular patio area.



## Council Tax - E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	82
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



All measurements are approximate and for display purposes only.  
Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
Any figure given is for initial guidance only and should not be relied upon as a basis for valuation

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