



MAY WHETTER & GROSE

14 KINGFISHER DRIVE, ST. AUSTELL, PL25 3AZ
GUIDE PRICE £395,000



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

A FANTASTIC OPPORTUNITY TO PURCHASE A MODERNISED AND EXTENDED FOUR DOUBLE BEDROOM BUNGALOW WITH MASTER EN-SUITE PLUS MODERN SPACIOUS FAMILY BATHROOM. THIS EXTENDED FAMILY PROPERTY IS NESTLED AT THE END OF A QUIET CUL-DE-SAC ON A GENEROUS SIZED PLOT, WITHIN THE EVER POPULAR KINGFISHER DRIVE. THE PROPERTY ENJOYS A SUNNY ASPECT GARDEN, AMPLE DRIVEWAY FOR NUMEROUS VEHICLES PLUS GARAGE. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS SIZE, POSITION AND CONVENIENT LOCATION. EPC - D



St Austell town centre is situated approximately 1 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 town centre, head along Polkyth Road to the traffic lights by Aldi turn right immediately left down Sandy Hill. As you head down, almost opposite Sandy Hill Primary School, is the turning into Mitchell Road. Follow the road along and take the turning into Kingfisher Drive. The property is situated at the end of a quiet cul-de-sac. A board will be erected for convenience.

Accommodation:

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

To the front, the property has steps with handrail to covered front entrance with panelled door and side panel into:

Entrance Hall:

Embedded weaved welcome mat. Light coloured carpeted flooring which continues through into the inner hallway. Finished with a bright white wall surround. Wall mounted radiator. Double wood doors opening to airing cupboard with slatted shelving and boiler and further storage above.

Inner Hallway:

Access into loft. Six panelled wood doors into all living areas.

Lounge:

11'10" x 15'8" (3.63m x 4.80m)



(Maximum Measurements)

Similarly decorated with exposed stripped flooring and white coving. Low level radiator beneath a large double glazed window with wood blinds. Oak glazed panelled doors into:



Kitchen/Dining Area

10'1" x 13'9" (3.09m x 4.21m)



(Maximum Measurements over Work surfaces)

This can also be accessed from a six panelled door from the inner hallway. The kitchen offers a range of grey fronted wall and base units complemented with light stone work surface with matching kickback. Incorporating one and a half bowl drainer with coloured glass surround. Space for five ring burner with glass splash back and double extractor over. Finished with under unit lighting and having integrated dishwasher and space for free standing fridge freezer with additional storage to the side. Further lighting with under pelmet LED lighting and recess spotlights. Heated towel rail. All complemented and finished with light wood laminated flooring with large imbedded welcome mat leading to the double glazed French doors opening out onto the sunny aspect rear garden.

Bedroom:

10'5" x 10'9" (3.18m x 3.29m)



Matching carpet from entrance hallway and finished with a two toned painted wall surround with white coving. Radiator beneath double glazed window with an outlook over the large sunny aspect rear garden. Door into:

Bedroom:

9'10" x 10'5" (3.01m x 3.19m)



(Measurements at Maximum Points)

Matching carpet from entrance hallway and finished with a two tone painted wall surround with white coving. Radiator beneath double glazed window with an outlook over the large sunny aspect rear garden. Door into:

Master Bedroom:

14'1" x 12'0" (4.30m x 3.66m)



(Measurements at Maximum Points)

Part of this extended property is this large and spacious master bedroom en-suite offering a dual aspect from a double glazed window to the side, with an outlook over the garden area, plus further double glazed French doors opening out onto patio and rear garden. Finished with a bright white wall surround and wall mounted radiator. Six panelled door into:

En-Suite:

Comprising double size shower cubicle with sliding door with integrated shower system and tiled surround with attractive border. Wall mounted hand basin and low level WC. Painted wall surround. Upvc double glazed window. Recess ceiling spotlights and extractor. Vinyl tile effect flooring.

Family Bathroom:

6'7" x 11'10" (2.03m x 3.63m)



(Measurements at Maximum Points)
Curved shaped corner bath with tiled splashback. Low level WC and hand wash basin. Chrome heated towel rail to side. Walk in double size shower cubicle with wall mounted system. Recess ceiling spotlights and extractor. Obscure double glazed window to front.

Bedroom:

11'11" x 9'10" (3.64m x 3.01m)



(Measurements at Maximum Points)
Large double glazed window with wood blind and radiator beneath. Finished with a light coloured painted wall surround complemented with white coving. Strip wood floor covering.

Outside:

The property is situated at the end of the cul-de-sac with tarmaced driveway for two vehicles to the side, leading to the garage, with further open area leading to the front door. To the front is a big open area which could be used for vehicles if needed.



To the rear and arranged over a couple of levels, with paved patio leading off the kitchen with brick paved step down to the side, giving access to the garage. Opposite, is a further step down onto an additional paved area and barbecue seating, set within the dwarf wall and further raised patio to the side that can be accessed from the master bedroom. Above is an expanse area of open lawn which continues and sweeps around to the side. Tucked into the corner is a raised timber built chalet. The garden itself offers a sunny aspect throughout the day and into the

evening, but within a reasonable degree of privacy enclosed by further shrubbery and stripped wood fence panelling. Outside tap.



Garage:

16'8" x 8'5" (5.10m x 2.57m)

Up and over door . Power and light. Sink with kitchen wall and base cabinets, work surface with under space for white appliances. Upvc double glazed panelled door with integrated cat flap and window.

Agents Notes

Please note due to weather and time of year the photos used on details were taken a while ago prior to relaunch

Council Tax - C.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



GROUND FLOOR
1216 sq.ft. (113.0 sq.m.) approx.



TOTAL FLOOR AREA : 1216 sq.ft. (113.0 sq.m.) approx.

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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