



MAY WHETTER & GROSE

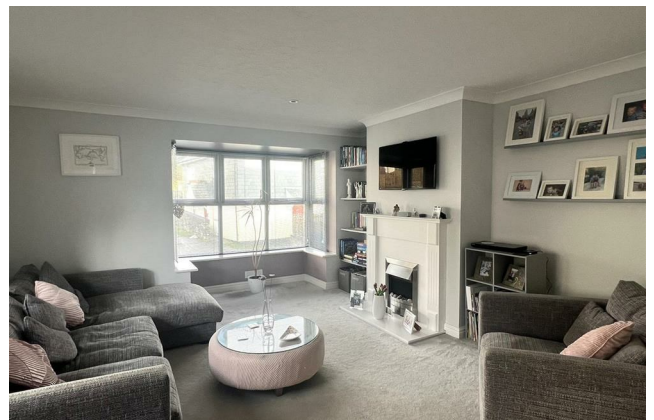
2 LOVERING ROAD, ST. AUSTELL, PL25 3QH
GUIDE PRICE £425,000



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

****NO CHAIN****

ENJOYING VIEWS FROM THE REAR OVER ST AUSTELL IS THIS IMPRESSIVE AND SUBSTANTIAL DETACHED FOUR BEDROOM FAMILY RESIDENCE LOCATED WITHIN A QUIET CUL-DE-SAC WITHIN EASY REACH OF SCHOOLS AND THE TOWN CENTRE. ATTRACTIVELY FINISHED THROUGHOUT AND OFFERS LOUNGE, KITCHEN/DINER, UTILITY AREA, INTEGRAL DOUBLE GARAGE, PLUS BRICK PAVED DRIVEWAY WITH ELECTRIC CAR CHARGING POINT, PRINCIPAL BEDROOM EN-SUITE BATHROOM PLUS WALK IN WARDROBE AND FAMILY BATHROOM. A VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS IMPRESSIVE SIZE POSITION AND OUTLOOK. EPC - C



Within walking distance of the property is a Tesco Metro. St Austell town centre is situated approximately 1 mile 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:

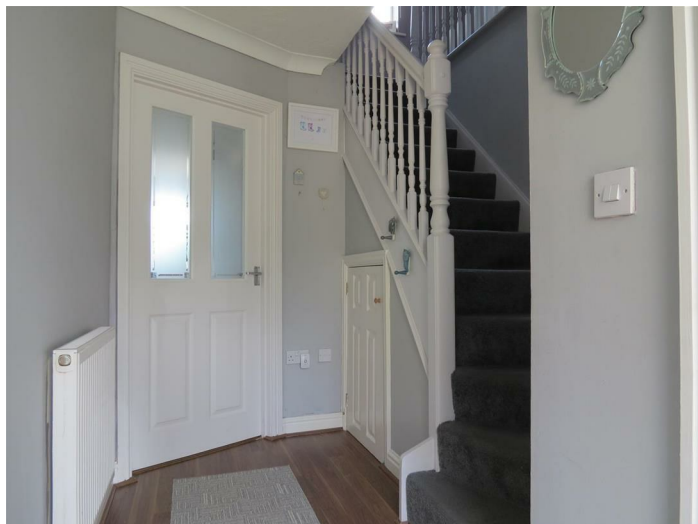
From St Austell there are numerous ways to get to the property. From Slades Road at the traffic lights bear right past the old Carclaze School, at the mini roundabout carry straight on taking the next left into Lovering Road and then left again into the cul-de-sac. The brick paved entrance to the development sweeps up and around and the property will be set back on the left hand side on the corner.

Accommodation:

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

To the front an attractive brick paved driveway for approximately two vehicles with pathway to front door with outside courtesy lighting and obscure part glazed panel door into entrance hall.

Entrance Hall:



Embedded weave welcome mat and strip wood laminated flooring which continues into the hallway and kitchen/diner. Carpeted staircase to first floor with low level under stairs storage. Six panel wood doors to all downstairs living space.

Cloakroom/WC

3'1" x 5'6" (0.95m x 1.69m)

With low level WC and hand basin with part tiled splash back. Radiator. Obscure double glazed window. Tiled flooring.

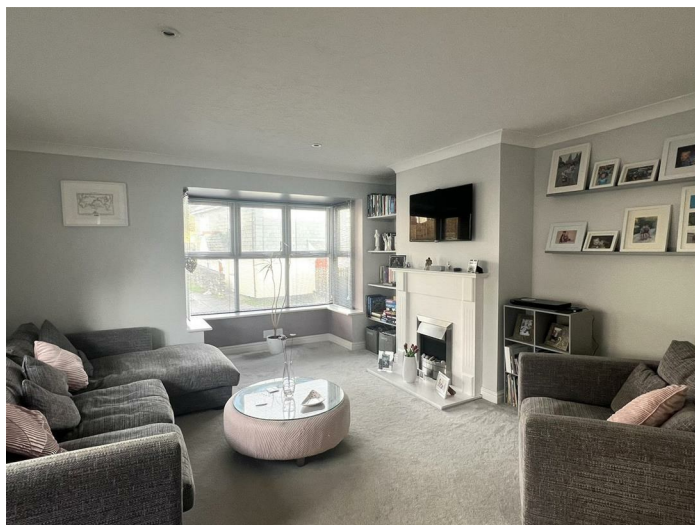
Lounge:

16'7" x 16'7" (5.07m x 5.08m)



(maximum measurement into bay recess)

Offering a great deal of natural light and a dual aspect from two large double glazed bay style windows with low level display shelving and fitted blinds. Finished with a light warm coloured wall surround complemented with light coloured carpeted flooring. Central focal point of a pebble effect fire with a raised hearth and wood mantle surround with fitted shelving to side. Two wall mounted radiators.





Kitchen/Dining Room.

12'1" x 17'7" (3.70m x 5.36m)



(maximum measurement)

With views towards Gribbin Head and St Austell Bay from a double glazed window and door offering a great deal of natural light from three further double glazed windows with fitted blinds. Finished with a bright white wall surround further enhancing the feeling of space and size. Television aerial point. Telephone point. The kitchen itself comprises of a range of white gloss fronted wall and base units incorporating breakfast bar with curved corner units with slow close drawers. Solid strip walnut wood work surface incorporating four ring electric hob, one and a half bowl stainless steel sink and drainer with mixer tap. Also benefiting from integrated builtin appliances. Lighting provided by recess spotlights. Door into utility area with further door into garage beyond.



Utility:

5'8" x 3'10" (1.75m x 1.19m)



Plumbing and space for white good appliances beneath a work surface with stainless steel sink and drainer with tiled splash back and shelf above. Pull cord electric heater. Ceiling mounted extractor and spotlight. Door to rear garden. Door into garage.

Garage:

15'7" x 18'4" (4.76m x 5.61m)



(maximum measurement)

This large and spacious double garage has two single up and over doors to the front opening into one large area within. Range of cream wall and base units with roll top laminated work surface to the rear. Two double glazed windows to the rear. Wall mounted boiler.

Carpeted staircase turning to the first floor landing from where you can enjoy the far reaching elevated views across St Austell Bay and out towards Polruan from a large double glazed window with Roman blind. Access to all upstairs bedrooms and bathroom. Door into over stairs airing cupboard with slatted shelving. Access to the part boarded loft.

Bathroom:

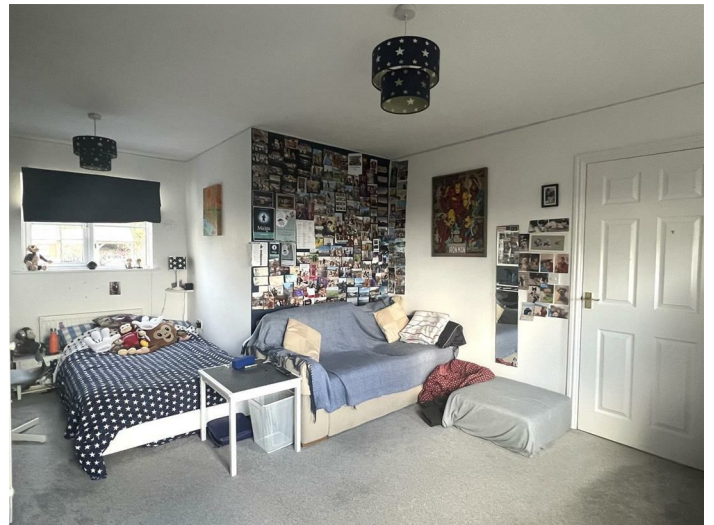
5'6" x 8'7" (1.68m x 2.62m)



Comprising a white suite if low level WC, hand basin and good sized walk in shower Chrome heated ladder towel rail. Finished with a tiled flooring. Obscure double glazed window with roller blind.

Bedroom:

12'4" x 12'4" widening to 18'3" (3.76m x 3.78m widening to 5.58m)



Offering a dual aspect and a great deal of natural light from a double glazed window to the front with a further two windows to the rear enjoying far reaching views. Due to its position and size could also incorporate an en-suite if required.



Principle Bedroom:
13'1" x 12'7" (4m x 3.84m)



This large and spacious principle bedroom incorporates four double glazed windows, two to the side and two to the front. Two wall mounted radiators. Television aerial point. Telephone point. The added benefit of double wood doors opening into walk in wardrobe.

Bedroom:
8'3" x 8'3" (2.52m x 2.52m)



Double glazed window enjoying an outlook over the garden and out to the coastline towards Carlyon Bay with fitted roller blind and radiator beneath.

Bedroom:
9'5" x 11'4" widening to 13'5" (2.88m x 3.47m widening to 4.11m)



Two double glazed windows, one with radiator beneath. Another spacious double bedroom with the open recessed built-in storage and wardrobe.



Walk in Wardrobe:
5'10" x 6'11" (1.79m x 2.13m)
(maximum measurement)
Fitted shelving and hanging rail.

En-Suite:

9'2" x 7'10" (2.80m x 2.40m)



(maximum measurement over bath and into shower)
Comprising a low level WC, hand basin and panelled bath with part tiled wall surround with decorative inserts. Sliding doors into double size shower cubicle with integrated wall mounted system. Obscure double glazed window to front with fitted roller blind. Heated towel rail. Finished with a patterned tiled effect flooring.

Outside:



To the front is an area of open lawn with the brick paved driveway. The lawn sweeps around the side of the property with access to the rear by a latch gate to the right hand side of the garages. From the kitchen/diner a door leads out onto the raised decked area, you can also enjoy the views out towards Gribbin Head and St Austell Bay from a large decked area which widens with balustrade and handrail steps down onto a lower lawn area enclosed by strip wood fence panelling and attractive shrubbery and planting. Timber built garden chalet.



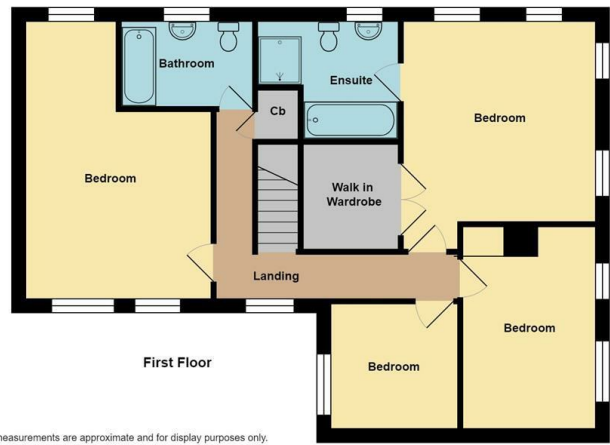
Agents Notes:



Council Tax - E
No Chain

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			
		75	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
		74	83
England & Wales		EU Directive 2002/91/EC	



All measurements are approximate and for display purposes only.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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