



MAY WHETTER & GROSE

59 CHIPPONDS DRIVE, ST AUSTELL, PL25 5DE
GUIDE PRICE £495,000



**** VIDEO TOUR AVAILABLE ON REQUEST ****

A WELL SITUATED CHAIN FREE LARGE DETACHED HOUSE BOASTING SIX BEDROOMS, TWO RECEPTION ROOMS AND A LARGE CONSERVATORY OVERLOOKING THE ENCLOSED REAR GARDEN. FURTHER BENEFITS INCLUDE AN INTEGRAL DOUBLE GARAGE, AMPLE OFF ROAD PARKING, DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING THROUGHOUT. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED PROPERTY LOCATED ON A NO THROUGH ROAD WITHIN CLOSE PROXIMITY OF ST AUSTELL TOWN CENTRE.

EPC: C



Piran House, 11 Fore Street, St. Austell, Cornwall, PL25 5PX . Tel: 0172673501
Also at: Fowey: Estuary House, 23 Fore Street Fowey, PL23 1AH
Website: www.maywhetter.co.uk E-mail: sales@maywhetter.co.uk

The property is situated on the Western side of St Austell, on the outskirts of St Austell town centre, which is within walking distance (1 mile) of the property 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 8 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property. The property is within the catchment area for good local schooling both primary and secondary. Newquay airport is 14.5 miles away via B3279 (28 minutes) or 15.8 miles via A3058 (26 minutes).

From St Austell head up Edgcumbe Road, known locally as Hospital Hill, at the brow of the hill turn left into Edgcumbe Green. Follow the road along for approximately 150 yards taking the next turning right into Chipponds Drive, follow the road until reaching number 59 located on the left hand side of the no through road.

The Accommodation

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

Entrance Hall

16'1" x 6'1" (4.92m x 1.87m)

Upvc double glazed door allows external access into entrance hall with Upvc double glazed sealed unit to right hand side. Door through to lounge, dining room and kitchen. Further door opens to provide access to a useful inbuilt storage void offering shelved and hanging storage options. With the properties main fuse box located within. Door to under-stair storage void with sensor light and power. Carpeted flooring, textured ceiling, textured walls, radiator. BT OpenReach telephone point. Carpeted stairs to first floor.

Kitchen

Upvc double glazed bay window to front elevation with deep tiled sill. Door through to utility and serving hatch through to dining room. Single glazed obscure glass provides natural light from the entrance hall. Matching wall and base kitchen units and roll top work surfaces. One and half bowl sink with matching draining board and central mixer tap. Fitted oven with grill above, space for additional kitchen appliances. Tiled walls to water sensitive areas. Vinyl flooring. Textured ceiling. The kitchen benefits from integral dishwasher and intelligent storage. Four ring mains gas hob with fitted extractor hood over. Radiator.

Utility Room

15'8" x 5'1" (4.80m x 1.56m)

With door through to integral double garage, office and ground floor shower. Upvc double glazed door to side elevation with full length obscure glazing allows external access. Continuation of matching wall and base kitchen units, roll top work surfaces. Stainless steel sink with matching draining board and central mixer tap. Space for washing machine and tumble dryer. Textured ceiling. Carpeted flooring. Tiled walls to water sensitive areas. Space for additional kitchen appliances.

Integral Double Garage

15'9" x 16'2" max (4.81m x 4.95m max)

With remote control garage door. The garage benefits from the addition of light and power. The properties mains gas fired central heating boiler is located within the garage.

Office

10'9" x 8'2" (3.29m x 2.51m)

Upvc double glazed window to rear elevation. Carpeted flooring. Textured ceiling. Radiator.

Ground Floor Shower

8'2" x 4'6" (2.50m x 1.39m)

Upvc double glazed window to side elevation with obscure glazing. Updated three piece white shower suite comprising low level flush WC with dual flush technology. Ceramic hand wash basin with central mixer tap. Updated fitted shower enclosure with sliding glass shower door and wall mounted shower. Tiled walls to water sensitive areas. Heated towel rail. Tile effect vinyl flooring. Textured ceiling. Wall mounted electric heater.

Lounge

21'10" x 15'1" (6.67m x 4.60m)

Delightful twin aspect lounge with Upvc double glazed window to front elevation and Upvc double glazed sliding patio door to rear elevation allowing access through to the spacious conservatory. Double doors provide access through to dining room. Carpeted flooring. Focal electric remote control fire. Two radiators. Carpeted flooring. Textured ceiling. Television aerial point. Telephone point.

Conservatory

15'9" x 15'10" (4.81m x 4.84m)

A tremendous addition to the property with Upvc double glazed bi-fold door to left elevation providing external access. The remainder of the rear elevation is the form of Upvc double glazing with a polycarbonate roof. Carpeted flooring. Two radiators. Light and power.

Dining Room

11'8" x 10'6" (3.56m x 3.21m)

Upvc double glazed window to rear elevation overlooking the enclosed rear garden. Door back

through to entrance hall. Serving hatch through to kitchen. Carpeted flooring. Textured ceiling. Radiator.

Landing

21'9" x 3'11" max (6.65m x 1.21m max)

With doors off to all six bedrooms. Further door provides access through to bathroom. Door to airing cupboard housing the hot water tank with further slatted storage options inbuilt. Triple doors open to provide access to additional inbuilt storage options. Textured ceiling. Loft access hatch. Carpeted flooring.

Bedroom Three

12'3" x 12'0" (3.74m x 3.66m)

Upvc double glazed window to rear elevation overlooking the enclosed and well stocked rear garden. Carpeted flooring. Radiator. Textured ceiling. This room was previously used as an office.

Bedroom Five

9'0" x 9'5" (2.75m x 2.89m)

Upvc double glazed window to front elevation affording far reaching countryside views in the distance. Radiator. Carpeted flooring. Textured ceiling. Inbuilt wardrobes and circular hand wash basin with tiled backing. Electric light and electric plug in shaver point.

Bathroom

7'1" x 5'5" (2.16m x 1.67m)

Upvc double glazed window to rear elevation with obscure glazing. Matching three piece white bathroom suite. Comprising low level flush WC with dual flush technology. Ceramic hand wash basin with central mixer tap set on vanity storage unit offering additional storage options below, panel enclosed bath with central mixer tap and wall mounted mains fed shower. Tiled walls to water sensitive areas. Vinyl flooring. Radiator. Textured ceiling. Wall mounted electric heater. Wall mounted lights with electric plug in shaver point.

Bedroom Six

8'5" x 6'7" (2.58m x 2.02m)

Upvc double glazed window to rear elevation. Carpeted flooring. Radiator. Door opens to provide access to a useful inbuilt storage void offering hanging and shelved storage options with further high level storage above.

Bedroom One

10'3" x 12'11" max (3.13m x 3.94m max)

Upvc double glazed window to rear elevation overlooking the enclosed and well stocked rear garden. Far reaching countryside views beyond to the left hand side. Door through to en-suite shower room. Carpeted flooring. To the left hand side of the room, three full length doors open to provide access to a useful inbuilt storage recess. Carpeted flooring. Textured ceiling. Radiator.

En-Suite Shower

7'1" x 5'4" (2.16m x 1.64m)

With Upvc double glazed window to rear elevation with obscure glazing. Updated three piece white shower suite comprising low level flush WC with dual flush technology. Ceramic hand wash basin with central mixer taps set on vanity storage unit offering additional storage options below. Fitted shower enclosure with sliding glass shower door and wall mounted electric shower. Tiled walls to water sensitive areas. Carpeted flooring. Textured ceiling. Heated towel rail. Wall mounted electric heater. Wall mounted electric light with plug in shaver point.

Bedroom Two

15'8" x 9'8" (4.80m x 2.96m)

Upvc double glazed window to front elevation affording delightful far reaching countryside views, with the Viaduct to the right hand side. Carpeted flooring. Textured ceiling. Radiator. Roll top work surface housing sink with further storage above and below with tiled walls to water sensitive areas. Wall mounted electric light with plug in shaver point.

Bedroom Four

11'8" x 12'3" (3.57m x 3.74m)

Upvc double glazed window to front elevation affording delightful far reaching countryside views in the distance. Radiator. Textured ceiling. Carpeted flooring. Hand wash basin with tiled walls to water sensitive areas. Wall mounted electric light with plug in shaver point and further fitted storage facilities surrounding.

External Description

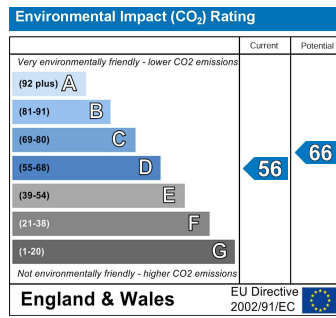
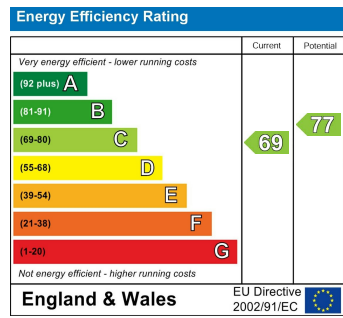
To the front an updated drive provides off road parking for numerous vehicles and provides access to the property's garage. To the front left is an area of lawn with a number of established trees and shrubs. To the right hand side of the drive is a further expanse of lawn with a number of well established planting beds. Access can be made to the rear garden via the gated access to the left hand side.

Rear Garden

Accessed via the left hand side the updated driveway continues across the left hand side of the property, a fantastic hard standing accessed directly off the utility. The property also benefits from external tap and wood shed with an elevated brick fronted planting bed spanning the left hand boundary. There is a wooden fence to the left hand side and wooden fence to the right with an established evergreen boundary to the rear. Providing a good degree of privacy. The rear garden is laid to lawn with a paved walkway flowing across the rear of the property. The garden is well stocked with an array of evergreen plants and shrubs. This garden will likely greatly appeal to any keen gardeners. To the rear of the conservatory is an outdoor tap with a wooden shed located on the right hand side closing off the right hand walkway.

Agents Note

Council Tax Band D with Improvement Indicator.



Ground Floor



First Floor



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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