



MAY WHETTER & GROSE

**47 MENEAR ROAD, ST. AUSTELL, PL25 3DF**  
**GUIDE PRICE £350,000**



SET WITHIN BEAUTIFULLY LANDSCAPED GARDENS IN A POPULAR RESIDENTIAL AREA A SHORT DISTANCE FROM LOCAL SCHOOLING, SUPERMARKETS AND ENJOYING COASTLINE GLIMPSSES. CLOSE TO THE CLAY TRAILS IS THIS DECEPTIVELY SPACIOUS IMPRESSIVE DETACHED FAMILY HOME WHICH HAS BEEN FULLY UPDATED THROUGHOUT, CURRENTLY OFFERS A LARGE GARAGE WORKSHOP AND UTILITY AREA, AMPLE TARMAC DRIVEWAY PROVIDING PARKING FOR NUMEROUS VEHICLES. A LOVELY SUNNY ASPECT CONSERVATORY, MODERN KITCHEN, LOUNGE, THREE BEDROOMS WITH PRINCIPAL EN-SUITE AND FAMILY SHOWER ROOM. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS FABULOUS POSITION, SIZE AND FINISH THROUGHOUT. PLEASE SEE AGENTS NOTES. EPC - D



## Location

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 town head down Sandy Hill, past the primary school on your left hand side, at the mini roundabout carry straight and you will note the children's playpark to your left at the traffic lights. Turn left up approximately three quarters of the way towards the top and the property will be set back on the left hand side. 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.

From the tarmac driveway a path leads to the side conservatory entrance. Pillared and wrought iron gated pedestrian access with pathway leading to the front door.

## Entrance Hall



Part obscure double glazed door opens through into entrance porch vestibule beautifully appointed with polished marble effect tiled flooring. Part obscure double glazed window to the side. Recessed spotlighting. Glazed panel door opens through into hall.



An impressive warm and welcoming hallway, wide and spacious and finished with a polished wood effect floor. Doors to all internal rooms. Wall mounted radiator. Door into the airing cupboard with shelving, housing the electric fuse box.

## Lounge

15'2" x 10'0" - maximum (4.64 x 3.06 - maximum)



Large double glazed window with pull back vertical blinds enjoying glimpses of the coastline and Charlestown Church. With a light painted wall surround and feature paper pattern wall with central focal point of a polished stone fireplace, hearth and surround, incorporating electric remote control fire. Further warmth is provided by a wall mounted radiator.

### **Kitchen**

11'10" x 9'4" widening to 11'1" (3.63 x 2.85 widening to 3.40)



Thoughtfully designed and well appointed is this comprehensive range of grey gloss fronted wall and base units complimented with strip wood effect work surface with polished marble bevelled edged tiled backdrop splashback. Work surface incorporates four ring electric hob with hidden extractor, stainless steel one and half bowl sink and drainer with mixer tap. Integrated eye level oven, dishwasher and low level fridge and freezer. Breakfast bar area finished with some under unit lighting and recessed spotlights with tile effect vinyl floor covering which continues through into the conservatory which is accessed via a set of double doors. A useful larder storage cupboard. Wall mounted radiator.

### **Conservatory**

10'1" x 8'7" (3.09 x 2.64)



This fabulous addition is currently utilised as a dining area and enjoys views out towards St Austell Bay and across the town via a bank of double glazed windows with pull back vertical blinds. Windows to the front have a privacy film which offers additional privacy which can be easily removed if required. Door leads out onto raised composite decked seating area. This room could be used all times of the year as there is a wall mounted radiator and power socket.

### **Bedroom**

10'0" x 8'3" (3.05 x 2.54)



Double glazed window with pull back vertical blinds to the rear enjoying an outlook over the garden. Radiator beneath. USB plugs

### **Bedroom**

8'4" x 8'4" (2.55 x 2.55)



Also enjoying a similar outlook from a double glazed window with fitted roller blind and radiator beneath. USB plugs

## Bedroom

10'5" x 8'0" (3.20 x 2.46)



Sliding door into en-suite with double glazed window to the side with roller blind and radiator beneath. USB plugs

## En-Suite

2'6" x 5'7" (0.78 x 1.71)



Comprising low level WC, hand basin with part tiled splashback and door into cubicle with tile wall surround. Integrated shower system. A chrome heated towel rail and finished with an attractive tile effect vinyl flooring covering. Obscure double glazed window to rear with roller blind. Recessed lighting. Above the WC glass mirror fronted vanity wall cabinet.

## Family Shower Room

6'3" x 5'9" (1.92 x 1.76)



Comprising low level WC, hand wash basin set into a white gloss vanity hidden cistern and storage unit with further glass mirror fronted storage above. Curved glazed doors into one and half size shower cubicle with massage jet shower system and further showerhead attachment. Ceiling mounted extractor and lighting with obscure glazed window with roller blind to front with radiator beneath. Please note that due to its size the shower could be replaced with a bath if required.

## Outside





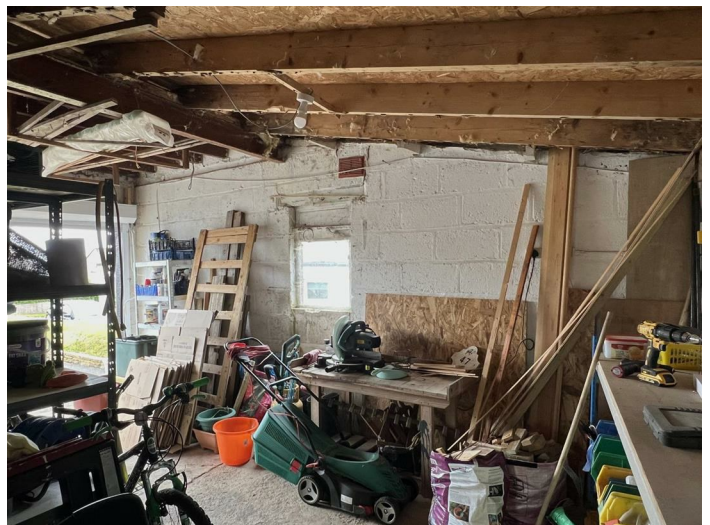
One of the wonderful selling points of this property is also the outside space. Set back from Menear Road the driveway widens with parking for numerous vehicles with additional parking to the lane to the side, leads to the garage/workshop and utility area.

## Garage

17'5" x 8'6" widening to 12'2" (5.32 x 2.60 widening to 3.72)



A fabulous addition with electric roller door to the front, glazed window to the side. Lockable internal door which gives access to the utility which can also be accessed from the rear garden via an obscure part glazed door. There is also a further obscure double glazed window to the side.



**Utility**

8'10" x 10'9" (2.70 x 3.29)



Ample space and plumbing for further white good appliances also incorporating a base unit with cupboards and drawer set with a wood effect roll top laminated work surface. The work surfaces incorporates a stainless steel sink and drainer and tiled splashback. Door to the side opens to gardeners WC.

**Timber Chalet**

9'6" x 6'5" (2.92 x 1.98)



The chalet has the benefit of power.



To the front set back behind the low block wall an attractive array of plants and shrubbery which leads across the front to an expanse of open lawn with further raised borders. The garden continues and sweeps around the side where there is a double wall mounted power socket. Orchard area with granite stone chipped base to the rear. Further brick paved patio area with steps up onto a wonderful outdoor seating area with pagoda with creeping plant. There is also a greenhouse and BBQ area. A wonderful addition of a timber chalet with double doors to the front.



From the conservatory and driveway there are steps to a composite decked seating area from where you can see part of St Austell Bay.

**Agents Notes**

The property was a former Cornish Unit which has been approved and PRC certificated and the gas central heating was updated in recent years. There is equity release which has been approved by the company.

**Council Tax Band - C**

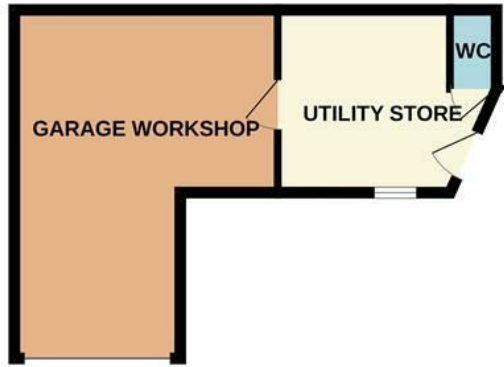
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>85</b>
<b>68</b>	
England & Wales	
EU Directive 2002/91/EC	

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





## GROUND 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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