



MAY WHETTER & GROSE

10 BURLAWN DRIVE, ST. AUSTELL, PL25 3FN
GUIDE PRICE £325,000



A WELL-SITUATED, LIGHT AND SPACIOUS SEMI-DETACHED HOUSE WITH FAR-REACHING VIEWS ACROSS ST AUSTELL BAY. ARRANGED OVER FIVE FLOORS, THE HOUSE HAS THREE GOOD SIZED DOUBLE BEDROOMS, A FIRST FLOOR RECEPTION ROOM AND A ROOMY LOWER FLOOR KITCHEN-DINING ROOM, THIS HAS FRENCH DOORS OPENING ONTO A BEAUTIFUL ENCLOSED REAR GARDEN WITH SEA VIEWS. ONE BEDROOM, AT STREET LEVEL, COULD BE USED AS AN OFFICE OR SECOND RECEPTION ROOM. BUILT IN 2012, THE PROPERTY IS IN A NO THROUGH ROAD AND HAS A GARAGE WITH OFF-ROAD PARKING. FURTHER BENEFITS INCLUDE GAS-FIRED CENTRAL HEATING, UPVC DOUBLE GLAZING. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS UNUSUAL HOME. EPC - C



Location

The recently regenerated St Austell town centre is situated a short walk 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 out onto East Hill, left at the roundabout onto Kings Avenue, carry along and at the next roundabout (opposite the railway station bear around to the right onto Polkyth Road, past the library on your right and the park on your left. At the next mini roundabout turn left onto Poltair Road. At the top of this road is another roundabout with Poltair School in front of you. Take the right onto Tregonissey Road and continue along past the college on your left and proceed over the speed calming humps until you get to the Tregonissey traffic light junction. Head straight across this and proceed along Carclaze Road over the speed calming humps, Proceed along the road, up the hill passing Mulberry Gardens on the left. Burlawn Drive is the next turning on the right. Follow the no through road, along the straight. Number 10 is located on the right hand side of the road, just before the road bends off to the right.

Accommodation

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

Main front door with inset spyhole allows external access into entrance porch.

Entrance Porch

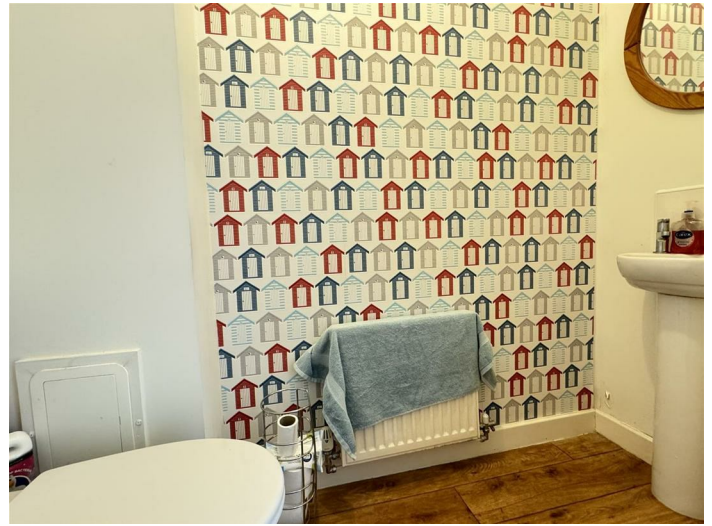
4'4" x 3'5" (1.33 x 1.06)



Carpeted flooring. Door through to inner hall and door to WC.

W.C.

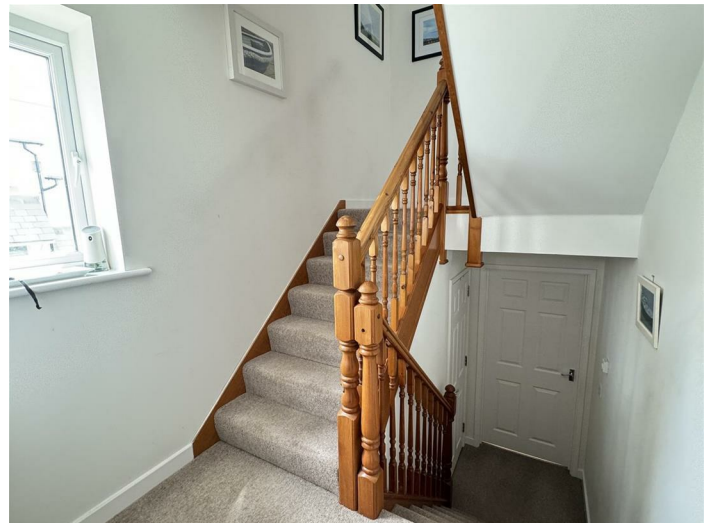
6'5" x 2'9" (1.96 x 0.86)



Matching WC suite with low level flush WC with dual flush technology and pedestal ceramic hand wash basin. Tiled walls to water sensitive areas. Mains enclosed fuse box. Fitted extractor fan. Radiator. Wood effect vinyl flooring.

Hall

14'3" x 6'7" - maximum (4.36 x 2.01 - maximum)



Door through to reception two/bedroom three. Carpeted flooring. Carpeted stairs down to lower floor providing access to the kitchen/diner. Carpeted floors to the first floor. Radiator. Upvc double glazed window to side elevation providing natural light. Door through to reception two/bedroom three. Telephone point.

**Ground Floor Bedroom 3/Reception Room
2/Office**

13'11" x 10'5" (4.25 x 3.18)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Television aerial. Telephone point.

Stairs lead off the entrance hall to provide access to the kitchen/diner. At the bottom of the stairs a door to the left hand side opens to provide access to the under stairs storage void offering storage facilities with continuation of carpeted flooring set within and the Mega Flo hot water tank is located to the left hand side. Wall mounted thermostat opposite the access door.

Kitchen/Diner

17'7" x 13'10" (5.36 x 4.22)



Upvc double glazed door to rear elevation with full glazed insert allowing access to the enclosed rear garden with full length glazed panels to left and right hand sides. Additional Upvc double glazed window to side elevation with distant views over St Austell Bay. Matching wall and base units, benefitting from soft close technology. Roll top worksurface, stainless steel one and half bowl sink with matching draining

board and central mixer tap. Space for dishwasher. Fitted Zanussi electric oven with four ring mains gas hob above and fitted extractor over. Integral fridge, integral freezer. Space for dining table. Radiator. Wood effect vinyl flooring. Agents Note: The mains gas fired Ideal Logic 15 central heating boiler is located in one of the kitchen wall units. Tiled walls to water sensitive areas. Fitted extractor fan.



Lounge/Diner

17'7" x 13'10" (5.36 x 4.22)



A delightful twin aspect room with Upvc double glazed window to rear elevation overlooking the enclosed rear garden. Further Upvc double glazed window to side elevation with elevated views over St Austell Bay in the distance. Carpeted flooring. Radiator. Electric focal real flame effect fireplace set within decorative surround with wooden mantle. Television aerial point. Telephone point. Two radiators. This room would comfortably house a dining table as would the kitchen/diner.

Fourth Level Landing

6'7" x 11'4" - maximum (2.01 x 3.47 - maximum)
Carpeted stairs to upper and lower floors. Radiator. Upvc double glazed window to side elevation

providing natural light. Door through to bedroom two and family bathroom. Loft access hatch.

Family Bathroom

6'6" x 6'7" (2.00 x 2.01)



Upvc double glazed window to front elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC with dual flush technology, ceramic pedestal hand wash basin and panel enclosed bath with folding shower screen and wall mounted shower over. Tiled walls to water sensitive areas. Wood effect vinyl flooring. Radiator. Fitted extractor fan. Electric plug in shaver point.

Bedroom Two

13'10" x 10'5" (4.24 x 3.19)



Upvc double glazed window to front elevation. Radiator. Carpeted flooring.

Stairs lead up to the top landing with radiator. Carpeted flooring. Door through to principal bedroom.

Bedroom One

14'0" x 13'11" - maximum (4.27 x 4.26 - maximum)



Upvc double glazed window to rear elevation with lovely views over St Austell Bay to the left hand side. Door through to en-suite shower room. Carpeted flooring. Radiator. Television aerial point. Telephone point. Loft access hatch.

En-Suite

8'5" x 3'2" (2.59 x 0.99)



Matching three piece suite comprising low level WC with dual flush technology, pedestal hand wash basin and fitted shower enclosure with glass shower door and wall mounted shower. Tiled walls to water sensitive areas. Wood effect vinyl flooring. Fitted extractor fan. Radiator.

Outside

Occupying a corner plot there are a number of established evergreen plants and bushes. A hardstanding walkway provides access to the front door.

The garage is located to the right hand side of the property, the middle of the three garages with the central up dated white garage door. In front of the garage there is off road parking for one vehicle.

Garage

16'11" x 8'11" (5.18 x 2.72)



Metal up and over door. The trusses allow the potential for eaves storage if required.



The boundaries are clearly defined with wood fencing to the right and half of the rear elevation with the remainder of the rear and left in the form of a rendered block wall.



From the garden there are lovely views of the sea in the distance from the side. The property also benefits from external power points and outdoor tap.

Council Tax Band - C

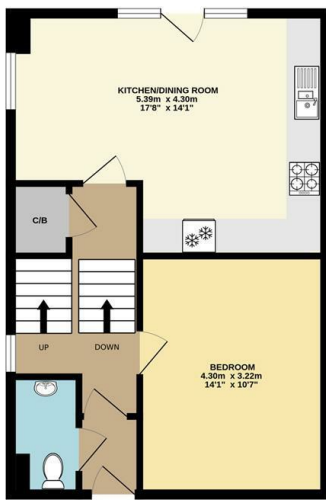
Either accessed via a courtesy gate to the left hand side or via the kitchen/diner, the enclosed rear garden has been laid for ease of maintenance to a patio area flowing directly off the rear of the property.

Beyond this is a manageable area of pebbles which has a number of established evergreen plants and shrubbery. To the left hand side steps meander down to a sunken area of pebbles also housing a wooden shed.

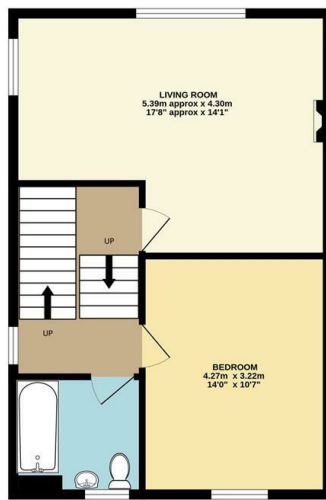
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GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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