



MAY WHETTER & GROSE

1 CLAY VIEW , CARLUDDON, PL26 8TY
GUIDE PRICE £285,000



AN IMPECCABLY PRESENTED CHAIN FREE SEMI DETACHED HOUSE BUILT IN 2020 AND OWNED BY THE CURRENT OWNER FROM NEW. THE PROPERTY HAS THREE DOUBLE BEDROOMS, A DELIGHTFUL OPEN PLAN KITCHEN/LOUNGE/DINER, AMPLE OFF ROAD PARKING TO THE FRONT AND LOW MAINTENANCE REAR GARDEN. FURTHER BENEFITS INCLUDE DOUBLE GLAZING THROUGHOUT, WOODEN FLOORING THROUGHOUT THE GROUND FLOOR, AIR SOURCE HEATING. A VIEWING IS ESSENTIAL TO FULLY APPRECIATE THIS WELL BUILT AND WELL PRESENTED HOME LOCATED WITHIN CLOSE PROXIMITY OF AMENITIES. EPC - B



Location

Carludon is a hamlet North of St Austell and Southeast of Stenalees in Cornwall. It is in the civil parish of Treverbyn. The area is famed for its close proximity for the famous Eden Project. The area is extremely popular offering pleasant walks in all directions taking in beautiful scenery.

Directions

From the Eastern outskirts of St Austell take the A391 signposted Bodmin and Bugle. Proceed up the hill, passing across 4 roundabouts. At the 5th roundabout (adjacent the Esam commercial building) take the second exit signposted Luxulyan, Penwithick, Carludon. At the bottom of the hill at the roundabout take the second exit then at the next roundabout go immediately straight across and 1 Clay View will be on the right hand side.

Accommodation

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

Upvc double glazed door with twin upper obscure glazed panels allows access into entrance hall.

Entrance Hall

13'6" x 11'9" (4.14 x 3.60)



Real wood flooring with underfloor heating. Door through to ground floor WC/utility. Door to under stairs storage void. Door through to open plan kitchen/lounge/diner. Carpeted floors to first floor.

WC/Utility

6'10" x 6'1" (2.10 x 1.87)



Upvc double glazed window to front elevation with obscure glazing. Low level flush WC with dual flush and soft close technology, pedestal ceramic hand wash basin with central mixer tap. Space and plumbing for washing machine, the current owner houses a tumble dryer on top of the washing machine with a chest freezer to the side. Tiled flooring. Fitted extractor fan.

Lounge/Diner

22'6" x 11'6" (6.87 x 3.51)



Twin Upvc double glazed patio doors to rear elevation both with full length glazed panels and in-built blinds providing access to the low maintenance rear patio and in turn low maintenance rear garden. Further Upvc double glazed window to rear elevation with fitted blind, both combine to provide a great deal of natural light. Continuation of real wood flooring with underfloor heating. Large opening through to kitchen. Focal electric fireplace set within decorative white marble surround. BT Openreach telephone point. Television aerial point. Fitted cat flap.



Landing

10'10" x 10'3" - maximum (3.32 x 3.13 - maximum)



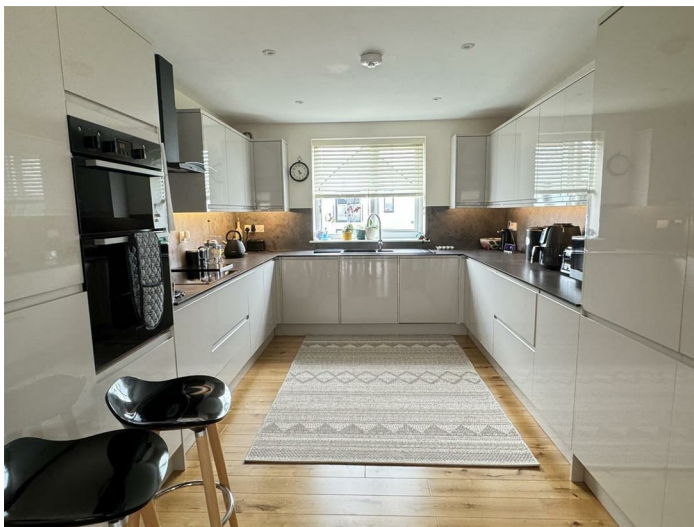
Upvc double glazed curved top window to side elevation, a lovely feature of the stairs is the real wood staircase with toughened glass ballustrade allowing natural light to flow through. Doors to bedrooms one, two, three and family bathroom. An additional door opens through into the airing cupboard housing the hot water tank, run off the air source heating. Continuation of carpeted flooring set within. Wall mounted thermostat. Loft access hatch.

Bathroom

10'3" x 6'2" (3.13 x 1.88)

Kitchen

13'5" x 10'3" (4.09 x 3.14)



Upvc double glazed window to front elevation. Continuation of real wood flooring with underfloor heating. Matching wall and base kitchen units finished in a light grey high gloss. The kitchen benefits from soft close technology. Integral fridge, freezer and dishwasher. Slimline stone effect worksurfaces with matching splashback. One and half bowl composite sink with matching draining board and central mixer tap. Fitted electric oven with fitted grill above. Four ring buttonless hob with glass splashback and fitted extractor hood over.



Upvc double glazed window to front elevation with obscure glazing. Matching four piece white bathroom suite comprising low level flush WC with dual flush and soft close technology, panel enclosed bath with central mixer tap and fitted shower attachment, ceramic hand wash basin with central mixer tap set on vanity storage unit offering additional storage options below. Wall mounted mirror above sink with inset LED touch lighting. Separate shower enclosure with glass shower door and wall mounted mains fed shower. Tiled flooring. Tiled walls to water sensitive areas. Fitted extractor fan. Radiator.

Bedroom Two

9'11" x 11'11" - maximum (3.03 x 3.64 - maximum)



Upvc double glazed window to front elevation offering delightful views to the left hand side, stretching for miles in the distance and beyond over open countryside. Carpeted flooring. Radiator. Twin wooden doors open to provide access to in-built wardrobe providing hanging and shelved storage facilities.

Bedroom One

11'10" x 11'6" - maximum (3.63 x 3.52 - maximum)



Upvc double glazed window to rear elevation overlooking the low maintenance rear garden with open fields beyond in the distance. Door through to en-suite. Carpeted flooring. Radiator. Sliding wooden doors open to provide access to an in-built wardrobe offering a great deal of shelved and hanging storage facilities.

En-Suite

8'3" x 3'2" (2.53 x 0.97)



Matching three piece white suite comprising low level WC with dual flush and soft close technology, ceramic pedestal hand wash basin with central mixer tap, fitted shower enclosure with folded glass shower door and wall mounted fed shower. Fitted extractor fan. Water resistant cladding to shower cubicle. Part tiled walls to the remainder of the en-suite. Tiled flooring.

Bedroom Three

10'2" x 9'4" (3.12 x 2.85)

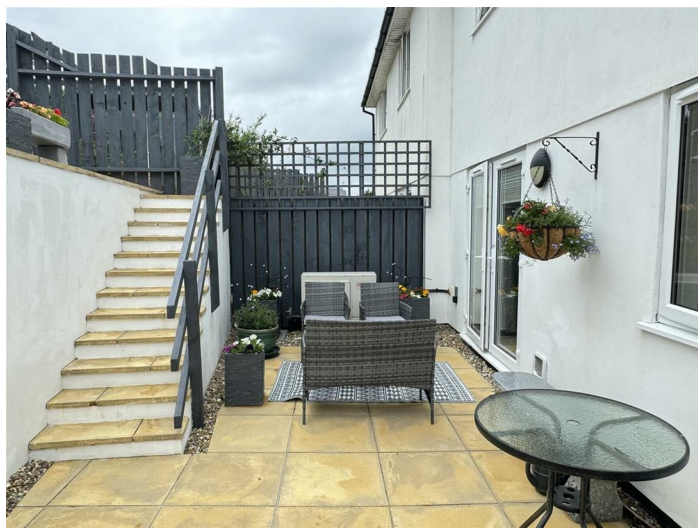


Upvc double glazed window to rear elevation enjoying an outlook over the low maintenance rear garden and fields beyond in the distance. Carpeted flooring. Radiator. Twin doors open to provide access to in-built wardrobe with shelved and hanging storage.

Outside



To the front the property offers a spacious tarmac drive allowing off road parking for numerous vehicles. Paved steps lead up to provide access to the front entrance door. To the left hand side of the steps there is an established planting area. At the top of the steps a paved walkway flows across the front of the property providing secure access to the low maintenance rear garden. There is an outdoor tap in the paved walkway that flows down the left hand side of the property.



The rear garden is laid to paving, directly off the rear of the property together with the air source heat pump located to the far right hand side.

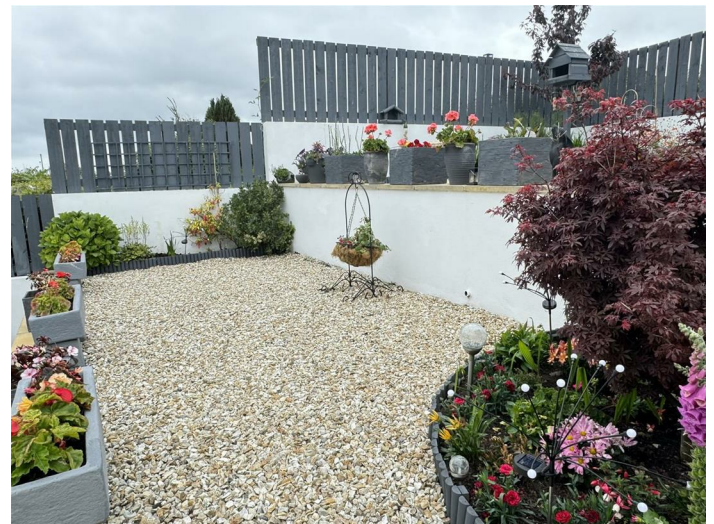
Steps then lead up to an elevated chipped area which has a corner and side established planting bed. Paved steps then lead up to the top chipped area housing a wooden shed. The rear garden is well enclosed with wood fencing to the right, left and rear elevations and has been well stocked with an array of planting and shrubbery.

The property enjoys a delightful outlook over open fields to the rear of the property.

Agents Notes:



We understand the property is served by a Private Drainage system which is still under warranty. Access is located to the front of the property via a small grey door in the parking area.



Council Tax Band - B

Energy Efficiency Rating	
Current	Potential
	100
83	

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

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

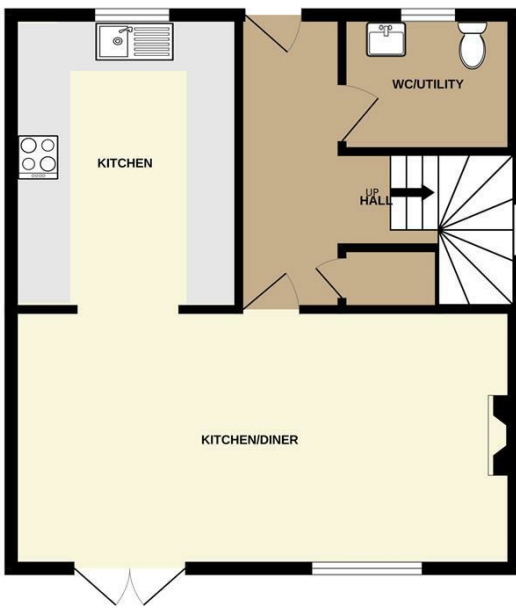
(1-20) G

Not environmentally friendly - higher CO₂ emissions

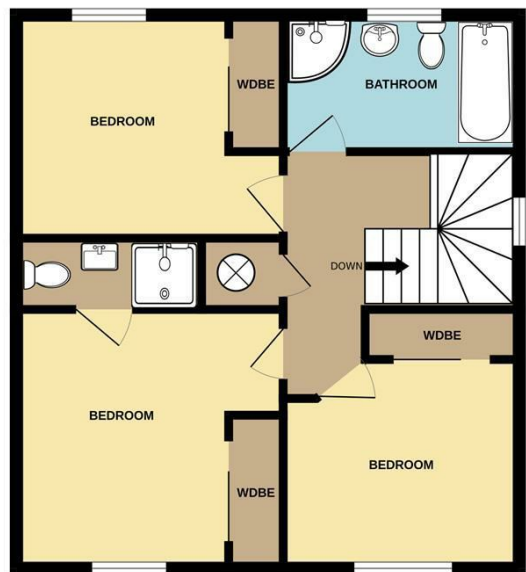
England & Wales EU Directive 2002/91/EC



GROUND FLOOR



1ST FLOOR



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