



MAY WHETTER & GROSE

15 GREAT CHARLES CLOSE, ST STEPHEN, PL26 7PW
GUIDE PRICE £390,000



A WELL SITUATED DETACHED HOUSE WITH THREE/FOUR BEDROOMS AND TWO/THREE RECEPTION ROOMS. THE PRINCIPAL BEDROOM WITH EN-SUITE SHOWER WHICH WAS UPDATED IN 2021. THE PROPERTY OCCUPIES A CONVENIENT NO THROUGH ROAD SETTING WITH GARAGE AND AMPLE OFF ROAD PARKING. CURRENTLY WITH TWO PARKING AREAS, ONE BY THE GARAGE AND ANOTHER CURRENTLY HOUSING A SPACIOUS BOAT. THE PROPERTY IS WELL PRESENTED THROUGHOUT AND OFFERS UPVC DOUBLE GLAZING AND CALOR GAS CENTRAL HEATING. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS FINE FAMILY HOME. EPC - E



Location

Situated in the village of St Stephen which offers a range of village amenities including shop and Post Office, a public house, primary and secondary schools. The property is situated within easy reach of St Austell town centre, offering 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 13 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 12 miles from the property.

Directions

From the direction of St Austell, proceed to St Stephen passing through Trewoon and High Street. Continue through the village and turn right onto The Square. At the end of the road turn right onto Fore Street. Proceed along the road and turn right onto Great Charles Close. The property is located towards the end of the no through road on the right hand side of the road.

Accommodation

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

Upvc double glazed front door with upper obscure glazing allows external access into entrance hall.

Entrance Hall

11'7" x 9'1" - maximum (3.54 x 2.77 - maximum)



Wood effect vinyl flooring. Doors off to office/reception three/bedroom four, kitchen, lounge, steps lead down to provide access to sunken WC. Carpeted stairs to first floor. Radiator. Textured ceiling. Telephone point. Wall mounted thermostat.

W.C.

5'9" x 4'7" - maximum (1.77 x 1.42 - maximum)



Upvc double glazed window to front elevation with obscure glazing. Matching two piece white WC suite comprising low level flush WC with dual flush technology, pedestal hand wash basin with central mixer tap. Radiator. Textured ceiling. Textured walls. Door provides access to the under stairs storage void. Tiled walls to water sensitive areas. Continuation of wood effect vinyl flooring. To the left hand side of this room the current owners have thoughtfully added coat storage options.

Office/Reception Three/Bedroom Four

14'3" x 9'3" (4.36 x 2.84)



A lovely twin aspect room with Upvc double glazed window to front and side elevations combining to provide a great deal of natural light. Carpeted flooring. Radiator. Textured ceiling. Textured walls. This room would comfortably house a double bed or would make a fine reception room, a versatile room. BT Openreach telephone point.

Kitchen

18'9" x 9'0" (5.74 x 2.75)



Upvc double glazed door to side elevation with full length obscure glazing providing access to the side. Further Upvc double glazed window to rear elevation overlooking the rear garden laid to lawn. Serving hatch through to kitchen. Matching wall and base kitchen units finished in white high gloss. Roll top worksurfaces. To the front of this room there is a further roll top work surface with matching splashback which doubles as a breakfast bar. Stainless steel sink with matching draining board. Space for Range oven with fitted extractor hood above. Space for additional kitchen appliances. Wall mounted Vaillant Central Heating boiler. High mains enclosed fuse box. Tiled walls to water sensitive areas. Textured ceiling. Wood effect vinyl flooring. Agents Note: Some of the power points have inset USB charging points.



Side Access

3'8" x 3'4" (1.13 x 1.03)

Upvc double glazed window to front elevation. Upvc double glazed door to side elevation with obscure glazing allowing external access through to the garage located to the side of the property.

Lounge

14'4" x 11'8" (4.39 x 3.57)



A delightful twin aspect lounge with Upvc double glazed sliding patio doors to front elevation with lovely far reaching views over open countryside in the distance. Further Upvc double glazed window to side elevation. Continuation of wood effect vinyl flooring. Focal real flame effect gas fire with tiled backing and raised tiled hearth which is fed from the Calor LP gas. Textured walls. Textured ceiling. Double doors through to dining room. Radiator.



Dining Room

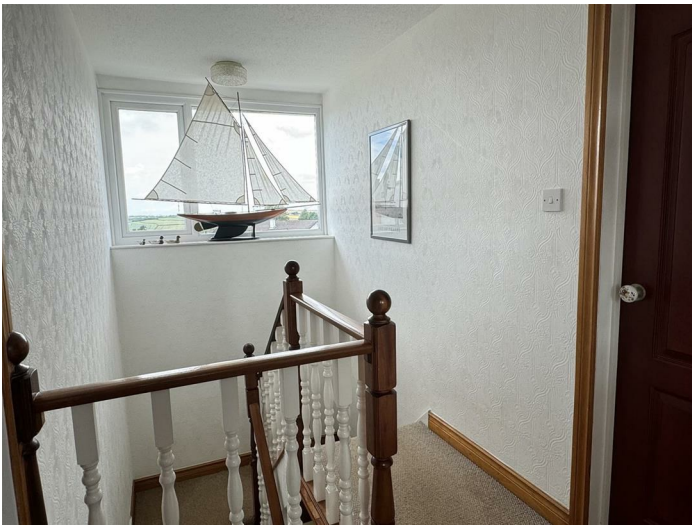
11'8" x 8'7" (3.57 x 2.64)



Upvc double glazed sliding patio doors to rear elevation providing access to the rear garden. Continuation of wood effect vinyl flooring. As previously mentioned serving hatch through to kitchen. Textured walls. Textured ceiling. Radiator.

Landing

17'10" x 5'8" - maximum (5.44 x 1.74 - maximum)



Doors off to principal bedroom, bedrooms two and three and updated family bathroom. This well lit landing has a showcase Upvc double glazed sealed glazed unit to front elevation with lovely views over countryside in the distance. Further Upvc double glazed window to rear elevation with obscure patterned detailing. Carpeted flooring. Textured Walls. Textured ceiling. Door to the rear provides access to eaves storage options.

Bedroom One

12'8" x 11'7" (3.88 x 3.55)



A lovely twin aspect principal bedroom with Upvc double glazed window to front elevation again with lovely views over open countryside to the horizon, further Upvc double glazed window to side elevation. Door through to updated en-suite shower room. Carpeted flooring. Textured walls. Textured ceiling. Two radiators. Further BT Openreach telephone point.

En-Suite Shower Room

7'4" x 6'4" (2.26 x 1.95)



Upvc double glazed window to rear elevation with obscure glazing. Updated white shower suite which was updated in 2021 with matching three piece white suite comprising low level flush WC with dual flush and soft close technology, ceramic pedestal hand wash basin with central mixer tap and fitted shower enclosure with sliding glass shower door and wall mounted mains fed shower complete with overhead and detachable body nozzles. Tiled walls. Textured ceiling. Fitted extractor fan. Heated towel rail. Tile effect vinyl flooring.

Family Bathroom

7'10" x 6'4" (2.41 x 1.94)



Upvc double glazed window to rear elevation with obscure glazing. Updated white bathroom suite (updated in 2022) with matching three piece white suite comprising low level flush WC with dual flush and soft close technology, ceramic pedestal hand wash basin with central mixer tap and pane enclosed p-shaped bath with fitted shower screen, central mixer tap with fitted shower attachment offering overhead and detachable body nozzles. Tiled walls. Textured ceiling. Tile effect vinyl flooring. Heated towel rail.

Bedroom Three

11'9" x 6'5" (3.59 x 1.96)

Upvc double glazed window to rear elevation overlooking the rear garden laid to lawn. Currently used as a walk in wardrobe, this room would comfortably house a single bed. Textured walls. Textured ceiling. Carpeted flooring. Radiator.

Bedroom Two

11'9" x 11'8" (3.59 x 3.57)



Another twin aspect room with Upvc double glazed windows to front and side elevations making the most of the far reaching views in the distance. Carpeted flooring. Radiator. Textured walls. Textured ceiling.

Outside



Conveniently occupying a corner plot the spacious property offers a low maintenance garden laid to lawn with circular wood chip granite chipped area well stocked with Pear tree. The boundaries are clearly defined with exposed slate stone wall to front, right and left elevations.

To the right hand side there is a further area of granite chippings this area houses the Calor gas central heating tank which is located underground. Beyond this is an area of evergreen planting and shrubbery. There are also external power points to the right hand side of the property.

Beyond the granite chipped area is a further area of chippings with twin wooden gates to the front providing off road parking for numerous vehicles, this area is currently used to house a boat.



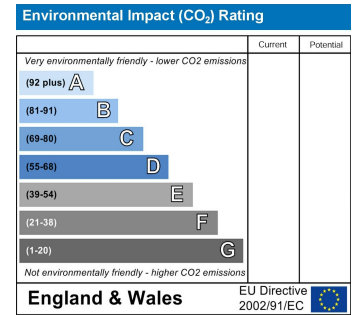
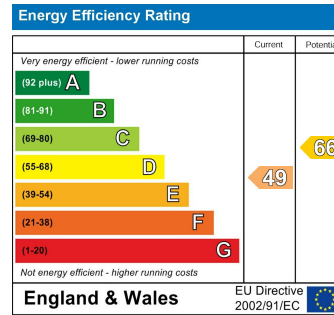
To the rear right hand side a gate opens to provide access to the enclosed rear garden. Via the left hand side of the property there is a further hard standing tarmac area providing yet more off road parking and providing access to the garage.

Flowing across the front of the property is a delightful resin coated elevated walkway providing access through to the front door.

Council Tax Band - A

Garage

24'1" x 9'2" (7.36 x 2.81)



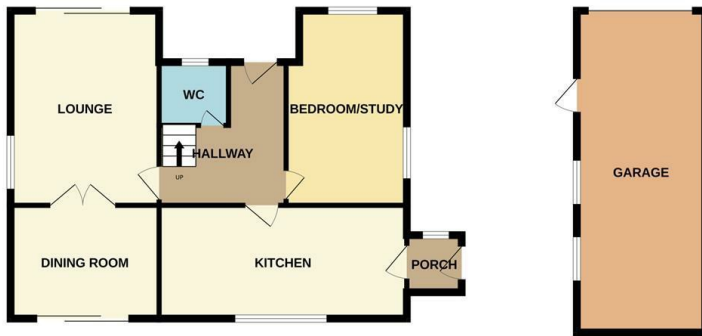
With electric remote control roller up and over garage door this spacious tandem garage would house two vehicles one in front of the other. To the rear there is currently a work bench and shelving. The garage also offers eaves storage options and benefits from the addition of light and power.



Laid mainly to lawn and enclosed with wood fencing to front elevation and exposed slate wall to the right hand side with planting on top. The rear garden is laid to lawn with further elevated decking to the left hand side, with spacious wooden shed. Agents Note: The current owners previously housed a temporary swimming pool on the space to the right hand side of the decking, interested parties will note the black feature to the rear elevation, the heating elements that heated the hot water. This is likely to appeal to those seeking a home pool or can be removed. As previously mentioned there is an access gate to the right and left hand side of the rear garden providing a complete degree of privacy.



GROUND FLOOR



1ST 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.
Made with Metropix ©2024

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.

