



MAY WHETTER & GROSE

**14 SOCOTRA DRIVE, TREWOON, PL25 5SQ
OFFERS IN EXCESS OF £400,000**



SITUATED IN A CORNER PLOT POSITION WITHIN A SMALL CUL-DE-SAC ON THE FRINGE OF THE POPULAR VILLAGE OF TREWOON SET WITHIN LOVELY LANDSCAPED GARDENS IS THIS SPACIOUS, VERSATILE FAMILY FOUR DOUBLE BEDROOM DETACHED DORMER RESIDENCE. THE ACCOMMODATION IN BRIEF COMPRISES SPACIOUS RECEPTION HALL, LOUNGE WITH MULTI-FUEL BURNER, CONSERVATORY ENJOYING REAR GARDEN OUTLOOK, STUDY/FOURTH BEDROOM, DINING ROOM, RECENTLY RE-FITTED KITCHEN, UTILITY ROOM AND BEDROOM WITH EN SUITE. TO THE FIRST FLOOR ARE TWO FURTHER BEDROOMS, ONE WITH A FITTED WARDROBE AND ONE WITH FRENCH DOORS OPENING TO A BALCONY, A BATHROOM AND GOOD SIZED EAVES STORAGE SPACE. THE PROPERTY ALSO HAD IN 2023 NEW DOUBLE GLAZING FITTED EXCEPT THE CONSERVATORY. THERE IS ALSO ELECTRIC HEATING, AND FIBRE OPTIC HIGH SPEED BROADBAND IS AVAILABLE. EPC - F



Location

The rural village of Trewoon has a good range of amenities including a local convenience store, hairdressers, fish and chip shop and pub. The property is also a short walking distance to the popular primary school of St Mewan.

Directions

From St Austell head into the village of Trewoon, taking the left hand turn onto St Mewan Lane. Then approx. 150 yards turn left in the cul de sac and the property will be set back 1st on the right

Accommodation

Front Entrance



Part-patterned glazed door to hallway.

Hallway



Good immediate spacious welcoming reception area with turning staircase to first floor, electric wall mounted heater. Door to lounge, door to kitchen which in turn leads through to dining room and utility room, door to bedroom with en suite.

Lounge

19'3" x 11'7" -maximum (5.89 x 3.55 -maximum)



Including chimney breast housing multi-fuel burner. Spacious lounge with TV aerial point and two electric heaters. Window to front, French doors to conservatory and French doors to dining room.





Conservatory

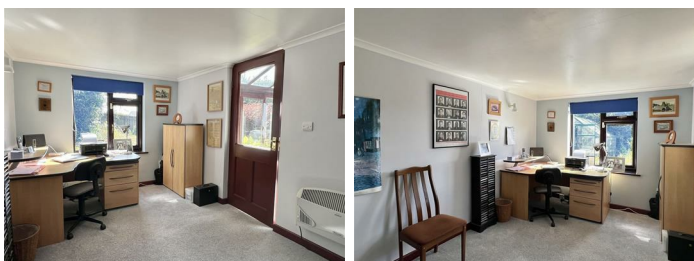
11'3" x 7'1" (3.43 x 2.16)



Excellent additional space enjoying a garden outlook with tiled flooring, glass roof and windows to side and rear. Door to side opening to garden. Door to study/bedroom 4.

Study/Bedroom 4

14'4" x 8'4" (4.39 x 2.56)



Currently used as an office but could be a bedroom if required. Electric wall mounted heater and window to rear.

Dining Room

11'1" x 8'5" (3.40 x 2.59)



Two electric wall mounted heaters, sliding patio door to the rear garden and opening to kitchen

Kitchen

11'1" x 10'6" (3.40 x 3.22)



Recently re-fitted with a modern range of base and wall units with under lighting, completed by work surface over housing inset sink unit with matching splashback. Built-in AEG dishwasher, eye level oven and hood. Built-in fridge/freezer, door to utility room.

Utility Room

8'2" x 7'8" (2.51 x 2.36)



Fitted with a range of base and wall units providing cupboard and drawer storage, working surface over with inset sink unit. Space and plumbing for washing machine and further low level appliance space. Window to side and door to side.

Bedroom

12'9" x 10'0" (3.91 x 3.07)



Electric wall mounted heater with window to front. Door to ensuite.

Ensuite

6'9" x 6'2" - maximum (2.06 x 1.90 - maximum)



Suite comprising fully tiled corner shower cubicle with Mira electric shower, close coupled WC and pedestal wash hand basin. Electric wall mounted heater and patterned glazed window to front.

Landing



Spacious landing with access hatch to roof space. Doors to both bedrooms and bathroom. Door to recessed airing cupboard housing the hot water tank and door to eaves storage within roof space which potentially provides scope for further accommodation extension into the roof space subject to the necessary planning consent.

Bedroom

10'8" x 12'9" (3.27 x 3.91)



Plus double doors to built-in recessed wardrobe and dormer window, window to side and front. Electric wall mounted heater.

fully tiled walls, panelled bath with electric shower over, electric towel radiator, further electric heater and patterned glazed window to side.

Bedroom

11'7" x 10'11" including chimney breast (3.55 x 3.35 including chimney breast)



Electric wall mounted heater, window to side and French doors opening to balcony area which has an iron railing and tiled flooring and has a useful vantage point enjoying the garden outlook and countryside view.



Bathroom

8'4" x 5'4" (2.56 x 1.65)



Suite comprising concealed WC and wash basin,





Outside



To the front there is a tarmac driveway with parking for numerous vehicles. The front garden is well enclosed with hedging to front and side, with an expanse of lawn. A pathway to front entrance leads around to the side of the property giving access to the rear via a gate. The rear garden has a timber decked area which leads onto an area or artificial low maintenance lawn garden bordered by mature shrubs and plants and Cornish hedging to boundary and the whole rear garden enjoying a Southerly aspect.

Garage

17'11" x 8'11" (5.48 x 2.74)



Electric roll topped door. Light and power connected. Pedestrian door to side.

Council Tax Band - D

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| 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 | | | |
| | | 33 | 73 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions | | | |
| | | | |
| England & Wales | | EU Directive 2002/91/EC | |



GROUND FLOOR



1ST FLOOR



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