



MAY WHETTER & GROSE

25 WOODGROVE PARK, POLGOOTH, PL26 7BN
GUIDE PRICE £330,000



ENJOYING LOVELY COUNTRYSIDE VIEWS, LOCATED IN A QUIET CUL DE SAC IN THE SOUGHT AFTER VILLAGE OF POLGOOTH AND OFFERED WITH NO ONWARD CHAIN, IS THE REFURBISHED MODERN HOME. OFFERING LOUNGE LEADING OUT ONTO A DECKED AREA, KITCHEN, DINER, TWO DOUBLE BEDROOMS AND BATHROOM WITH AMPLE DRIVEWAY PARKING WITH GARAGE SET WITHIN WELL KEPT GARDENS. A VIEWING IS HIGHLY RECOMMENDED. EPC - E



Location

The village of Polgooth lies approximately 2 miles West of St Austell and only 12 miles from the Cathedral city of Truro. There is a local village shop/ Post Office, hairdressers and a public house all within a few minutes walk. St Austell town centre offers a wider 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 10 miles away and is well known for its restaurants and coastal walks.

Directions

From St Austell head out onto the A390 towards the villages of Polgooth and Sticker, take the left hand slipway to Trelowth through the hamlet taking the next left signposted Polgooth. Head down Trelowth Road past the turning to Chapel Green on your left and the open fields on your right. Approximately 150 yards past the Polgooth Village sign turn right into Woodgrove Park. The road will bear around to the left and the property will be set back on the right 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 is a covered front entrance with outside courtesy lighting and attractive part stone wall. Part obscure double glazed door with side panel opens into entrance hall.

Entrance Hall



Renovation can be seen immediately with the white wall surround, recessed spotlighting and engineered strip wood flooring within the hallway. Modern electric heater. Attractive internal doors lead into all main accommodation. Access to the loft.

Lounge

13'8" x 11'7" (4.17 x 3.55)



Located to the rear enjoying some far reaching countryside views and out over the garden enjoying a sunny aspect from double glazed sliding doors which lead out onto a wonderful decked area. Newly laid carpeted flooring. Open fire grate with slate hearth and surround. An array of double wall mounted sockets. Television and Telephone points.

Kitchen/Diner

11'3" x 10'9" (3.44 x 3.29)



Engineered strip wood flooring continues through into the kitchen/diner. The kitchen comprises a range of cream gloss fronted wall and base units complimented with solid strip wood worksurface, all complimented by bevelled edged tiled splashback incorporating four ring electric hob, one and half bowl stainless steel sink with matching drainer with mixer tap. Double glazed window above sink enjoying the wonderful views over the garden and countryside beyond. Eye level in-built oven and integral low level fridge/freezer. Further high level double glazed window and frosted double glazed door to the side. Recessed spotlights. Electric wall mounted heater.



Bathroom

5'4" x 7'2" - maximum (1.63 x 2.20 - maximum)



Comprising a modern suite of low level WC, hand basin and part curved bath with electric shower over. Attractive tiled surround. High level frosted window to side. Polished tiled flooring. Shaver socket. Recessed spotlighting. Extractor fan. Door into the airing cupboard where the electric fuse box is found.

Bedroom

10'8" x 10'8" - maximum (3.27 x 3.26 - maximum)



Located to the front enjoying an outlook over the garden from a double glazed window. Electric heater. Four double wall mounted sockets together with TV and Telephone point.

Bedroom

10'7" x 11'6" - maximum (3.24 x 3.53 - maximum)



Also enjoying a similar outlook to the front from a double glazed window. Wall mounted sockets plus TV point. Electric wall mounted heater.

Outside

To the front there is an expanse of open lawn with planted shrubbery to both sides together with tarmac driveway which leads down to the garage.

Garage

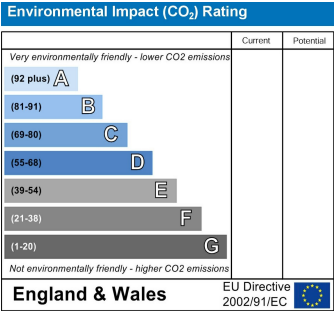
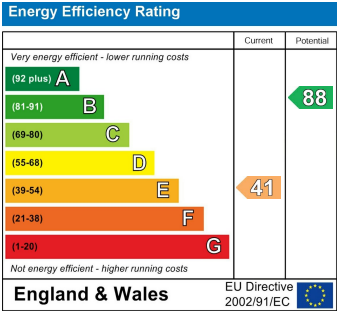
Up and over door. Double glazed window to the rear, together with door giving access to the rear garden. Both power and light.



Pathway to the side, leads around to the rear garden. The pathway continues out, around and up onto the decking with part balustrade surround, where you can sit and enjoy the sunshine and some far reaching views. Courtesy lighting and outside tap.

The main garden is laid to lawn with a gentle slope down to access out onto pedestrian pathway which leads down to the heart of the Village. Planting, shrubbery and a timber shed.

Council Tax Band - C





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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