



MAY WHETTER & GROSE

4 LOVERING ROAD, ST. AUSTELL, PL25 3QH **OFFERS IN EXCESS OF £395,000**



ENJOYING BREATH TAKING VIEWS OUT ACROSS ST AUSTELL BAY, SITUATED IN A QUIET CUL DE SAC WITH BEAUTIFULLY LANDSCAPED CORNER PLOT GARDEN IS THIS IMPRESSIVE AND ATTRACTIVE FOUR/FIVE BEDROOM EXTENDED FAMILY RESIDENCE. FINISHED TO A HIGH STANDARD THROUGHOUT AND OFFERS EXTENDED LOUNGE/FAMILY AREA, KITCHEN/BREAKFAST ROOM, ADDITIONAL LOUNGE/STUDY ROOM PLUS CLOAKROOM/WC TO THE GROUND FLOOR. THREE DOUBLE BEDROOMS, PRINCIPAL EN-SUITE, FAMILY BATHROOM AND SINGLE BEDROOM/STUDY ROOM TO THE FIRST FLOOR, WITH DOOR OUT ONTO THE SUN TERRACE BALCONY FROM WHERE YOU CAN TAKE IN THE WONDERFUL VIEWS. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS FABULOUS POSITION WITHIN THIS SMALL SELECT CUL-DE-SAC WITHIN EASY REACH OF THE A391, A390, A SHORT DISTANCE FROM THE COUNTRYSIDE TRAILS AND BOTH PRIMARY AND SECONDARY SCHOOLING NEARBY. EPC - AWAITED



Location

Within walking distance of the property is a Tesco Metro. St Austell town centre is situated approximately 1 mile 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

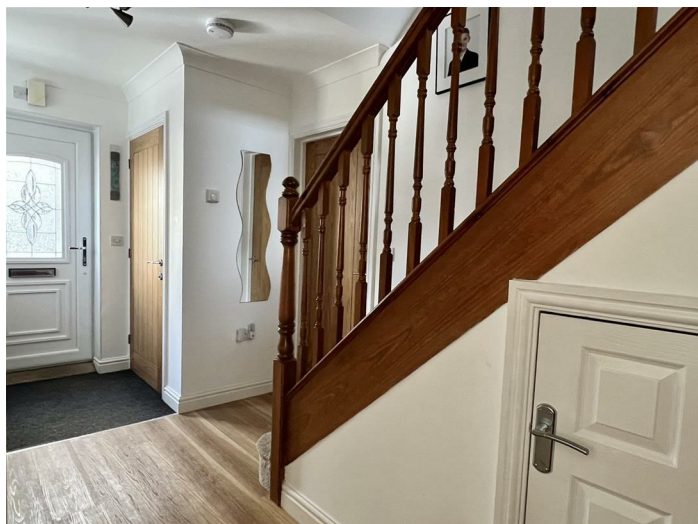
From St Austell follow along Carclaze Road past the former Carclaze Primary School on your left hand side to the mini roundabout, carry straight on for approximately 150 yards turning left into Lovering Road. Follow along and into the cul-de-sac and the property is located in the top left hand corner.

Accommodation

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

From the brick paved parking area there are steps and handrail leading to beautifully landscaped front garden area which is laid with stone chippings and flagstone paved patio. Slate stone work and slate hung frontage with outside courtesy lighting. Obscure glazed panel door into entrance hallway.

Entrance Hallway



Large embedded weave welcome mat. Strip wood effect flooring covering which continues through into the kitchen/diner. Double glazed window with recess to the side, wall mounted radiator. Carpeted stair case with under stairs storage and modern doors to all downstairs living accommodation.

Cloakroom/WC



Comprising low level WC, hand basin with part tiled splashback. Wall mounted radiator. Finished with wood effect floor covering. High level obscure double glazed picture window.

Bedroom/Study Room/Additional Lounge

9'0" x 10'2" (2.75 x 3.10)



Low level radiator beneath the double glazed window to the front. Part wood glazed panel door into kitchen/diner.

Kitchen/Diner

8'0" x 21'5" - max (2.44 x 6.53 - max)



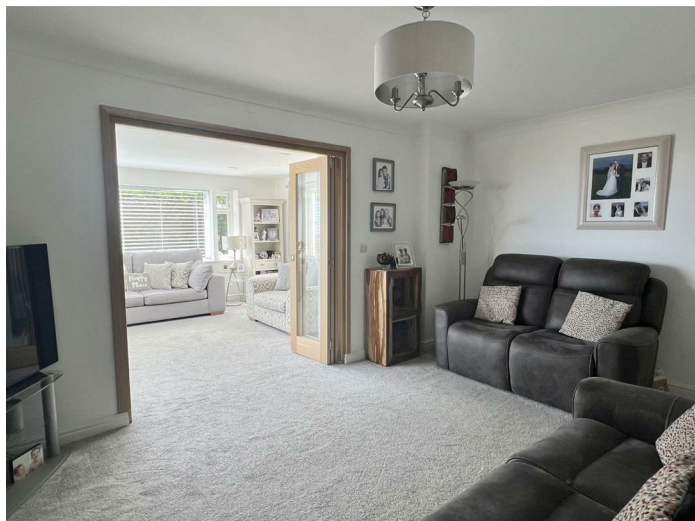
Double glazed window with pull back vertical blinds and radiator beneath. Further double glazed window within the kitchen area enjoying an outlook over the landscaped garden and patio area. Obscure part glazed door with integrated cat flap opens out onto the side pathway. The kitchen comprises a range of light fronted wall and base units with under unit lighting, complimented with tiled splashback and wood effect laminated roll top work surface incorporating four ring gas hob with integrated oven below and extractor above. One and half bowl stainless steel sink and drainer. Free standing under unit space for further white good appliances. Wall mounted radiator.

Extended Lounge/Family Room

10'10" x 15'10" (3.31 x 4.84)



Carpeted flooring which leads through into the extension. There is a polished stone raised hearth and backdrop with wood mantle and open display chimney. Bi fold wood doors open through into the wonderful extension.



Extension

14'9" x 11'5" (4.50 x 3.48)



A fabulous addition to this already impressive family home with matching carpeted flooring. Large double glazed windows take into the breath taking views out over St Austell Bay and the garden, both with fitted Venetian blinds. Double glazed doors with glazed panels opening out onto the flagstone paved patio

area. Finished with recessed spotlighting, ample power points, TV and Telephone points plus attractive radiator.



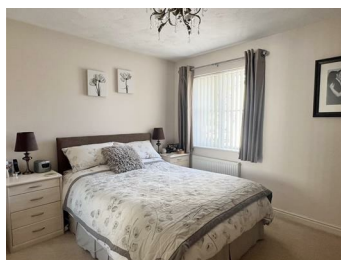
Carpeted stair case to first floor landing with access through to all bedrooms, family bathroom. Loft access. Wall mounted radiator.

Principal Bedroom

9'6" x 11'5" (2.92 x 3.48)



Finished with light wall surround and feature paper pattern wall. Benefitting from in-built wardrobes. Double glazed window with pull back vertical blinds to the front with radiator beneath and door through into remodelled en-suite.



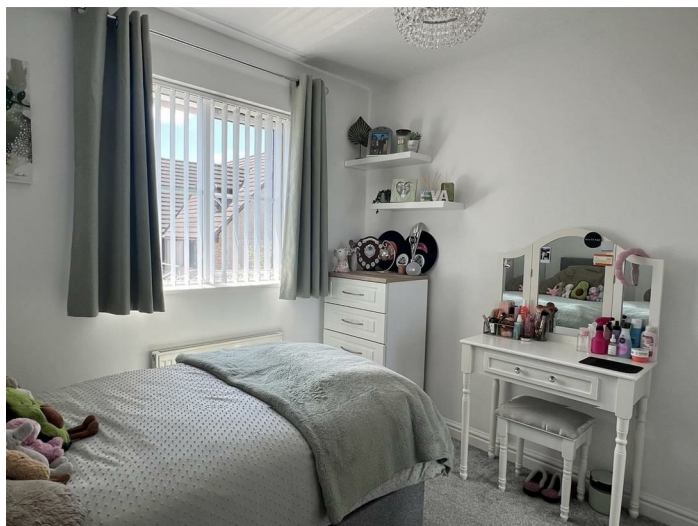
En-Suite



Finished with attractive tiled walls. Low level WC. Hand basin set into gloss vanity unit with display shelves over with further cabinets above. Door into shower cubicle, finished with marble effect bath sheet surround with rain effect shower head. Ceiling mounted extractor. Recessed spotlights with obscure double glazed window to the front with radiator beneath. Tiled flooring. Door into airing cupboard housing Megaflow system.

Bedroom

9'9" x 9'7" - max (2.98 x 2.93 - max)



Located to the rear and enjoying fabulous views across St Austell Bay from double glazed window with pull back vertical blind and radiator beneath.



Family Bathroom



Comprising white suite of low level WC, hand basin with part tiled splashback and panelled bath with shower/mixer tap, with part tiled wall surround with decorative inserts. Obscure double glazed window to the rear and wall mounted radiator. Shaver socket. Wall mounted extractor. Tiled flooring.

Bedroom

11'6" x 9'3" - max (3.53 x 2.83 - max)



Located to the front with radiator beneath the double glazed window with pull back vertical blinds.

Bedroom

6'4" x 9'7" (1.95 x 2.93)



This single room is currently utilised as an office/work station. Radiator behind the door. Double glazed door with glazed panel opening out onto the fabulous sun terrace balcony. Step out onto this wonderful area with brushed chrome balustrade and glazed surround, taking in the stunning views and enjoys a great deal of sun during the day and into the evening.



Outside



The property is tucked down into the corner of the cul-de-sac in a private location, with open car port with electric car charging point.

Behind there is an additional storage shed which can be accessed from the front gate or the main rear garden.

The garden is accessed from the kitchen side pathway, also from the double doors leading off the extended lounge, which opens out onto a paved flagstone patio area with outside tap and large storage shed.

The patio area sweeps around to a further al fresco dining area and steps down onto an expanse of open lawn enclosed by strip wood paneling and an array of mature plants and shrubbery providing a high degree of privacy.





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		
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		



Council Tax Band - D with improvement indicator

Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services

None of the services, systems or appliances at the property have been tested by the Agents.

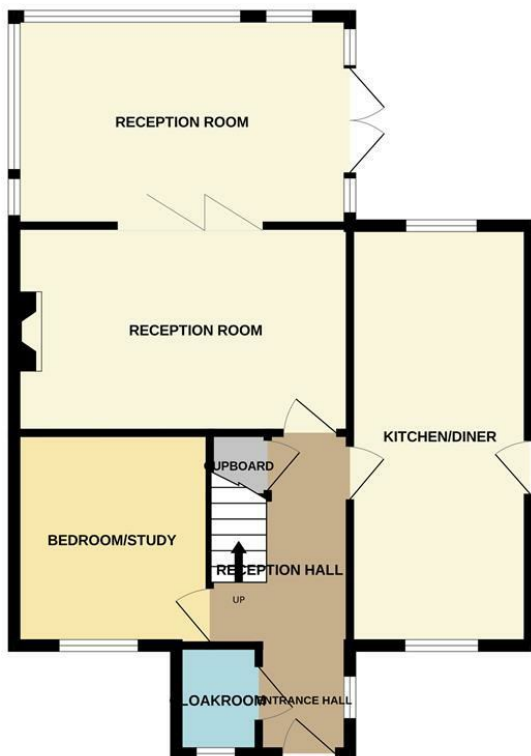
Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ

Tel: 01726 73501 Email: sales@maywhetter.co.uk



GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1216 sq.ft. (113.0 sq.m.) approx.
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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