



**MAY WHETTER & GROSE**

**12 CHURCHFIELD PLACE, PAR, PL24 2NT**  
**GUIDE PRICE £400,000**



A WELL POSITIONED DETACHED FAMILY HOUSE WITH THREE TO FIVE DOUBLE BEDROOMS, PRINCIPAL BEDROOM WITH WALK IN WARDROBE AND ENSUITE SHOWER, ONE TO THREE RECEPTION ROOMS, GARAGE AND OFF ROAD PARKING. THE PROPERTY OCCUPIES AN EXTREMELY CONVENIENT TUCKED AWAY LOCATION, WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES. FURTHER BENEFITS INCLUDE GAS FIRED CENTRAL HEATING, DOUBLE GLAZING THROUGHOUT AND AN EARLY VIEWING IS ESSENTIAL TO FULLY APPRECIATE THIS FLEXIBLE AND VERSATILE FAMILY HOME. EPC - C



## Location

Par is an extremely popular village with an excellent range of local amenities including library, chemist, post office, general stores, public houses and mainline railway station. There are 2 Primary schools within easy reach and a large sandy beach. The town of Fowey is approximately 4 miles away and is well known for its restaurants and coastal walks. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The Cathedral city of Truro is approximately 20 miles from the property. A wide range of facilities can be found in the nearby town of St Austell. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarket.

## Directions

From St Austell head towards Par, passing over the roundabout with the Britannia Inn on the right hand side. Continue along St Austell road (A390) through Doubletrees and continue down Rose Hill. Pass through the traffic lights at the bottom of the hill and after approximately 200 yards, opposite the shop on the right hand side of the road, turn left on to Churchfield Place. Proceed to the top of the no through road where the property is tucked away in the left hand corner. The right hand side garage of the three on the left belongs to number 12 - viewers are welcome to park in front of the garage when viewing.

## Accommodation

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

Main front door with inset obscure leaded detailed glass allows external access into entrance hall.

## Entrance Hall

22'11" x 8'5" - maximum (6.99 x 2.58 - maximum)



Doors through to WC, dining/bedroom four, kitchen, sitting room/bedroom five, lounge. Wood laminate flooring. Carpeted stairs to first floor. Door providing access to under stairs storage void. Radiator. BT Open Reach telephone point.

## W.C.

6'5" x 3'2" (1.97 x 0.97)



Upvc double glazed window to front elevation with obscure glazing. Matching two piece white WC suite comprising low level flush WC and ceramic pedestal hand wash basin. Tile effect vinyl flooring. Mains fuse box. Radiator. Tiled walls to water sensitive areas. Wall mounted fitted storage display cupboard.

## Lounge

13'0" x 17'3" - maximum (3.97 x 5.27 - maximum)



Two Upvc double glazed windows to front elevation providing a great deal of natural light and delightful far reaching views. Continuation of wood laminate flooring. Focal mains gas fire set with in decorative sandstone surround with matching hearth and mantle. Two radiators. Telephone point. Television aerial point.



## Kitchen

14'11" x 9'4" (4.56 x 2.86)



## Dining Room/Bedroom Four

17'3" x 9'4" (5.27 x 2.86)



Upvc double glazed door to rear elevation with upper glazing and lower obscure glazing providing access to the low maintenance rear garden. Further Upvc double glazed window to rear elevation. Matching wall and base kitchen units, roll top work surfaces, stainless steel one and half bowl sink with matching draining board and central mixer tap. Flooring. Wall mounted mains gas central heating boiler. Space for additional kitchen appliances, currently utilised to house washing machine, dishwasher, chest freezer and wine fridge. Space for Cookmaster Range Gas Cooker with fitted extractor above and stainless steel splashback. Tiled walls to water sensitive areas. Radiator. The kitchen also benefits from integral fridge and freezer.

Upvc double glazed door with upper glazing and lower obscure glazing providing access to the low maintenance rear garden. Two further Upvc double glazed windows to rear elevation. Continuation of wood effect laminate flooring. Radiator. Space for dining table but could comfortably house a double bed should an additional bedroom be required.



### Sitting Room/Bedroom Five

14'11" x 12'11" - maximum (4.57 x 3.96 - maximum)



Upvc double glazed window to front elevation. Wood effect laminate flooring. Radiator. Television aerial point. Telephone point. A fine third reception room or could also be used as a double bedroom should an additional bedroom be required.

### Split Level Landing

14'11" x 9'0" - maximum (4.57 x 2.76 - maximum)



Upvc curved top double glazed window at half point of stairs. Carpeted flooring. Doors off to bedrooms, two, three, one and family bathroom. Radiator. Carpeted flooring.

### Bedroom Two

14'11" x 11'5" (4.57 x 3.50)



Wood frame double glazed Velux window to rear elevation with fitted blind. Wood effect laminate flooring. Two radiators. Fitted bedroom furniture incorporating three twin door wardrobes and central dressing area with bespoke shelving above. Loft access hatch.

### Bedroom Three

15'7" x 11'0" (4.77 x 3.36)



Two Upvc double glazed windows to front elevation, offering far reaching views. Carpeted flooring. Two radiators. Agents Note: There are two doors into this room, this was previously two bedrooms and could easily be split back into two should an additional bedroom on the first floor be required.

### Family Bathroom

8'0" x 7'5" (2.46 x 2.27)



Upvc double glazed window to front elevation with obscure glazing. Matching three piece white ceramic bathroom suite comprising low level flush WC, ceramic pedestal hand wash basin, tile enclosed bath with central mixer tap and fitted shower attachment. Tiled walls. Tile effect vinyl flooring. Radiator. Electric plug in shaver point. Fitted extractor fan.

### Bedroom One

17'3" x 11'6" (5.28 x 3.51)



Two Upvc double glazed windows to front elevation with lovely far reaching views. Steps lead up to the wardrobe area. Continuation of wood effect laminate flooring. Two radiators. Steps up to wardrobe area.



### Dressing Area

8'5" x 8'0" does not include the depth of wardrobe (2.59 x 2.45 does not include the depth of wardrobe)



Continuation of wood effect laminate flooring. Door through to en-suite shower room. Fitted in-built wardrobes.



## En-Suite

8'4" x 9'4" (2.56 x 2.86)



Wood frame double glazed Velux window to rear elevation. Matching three piece white shower suite comprising low level flush WC, fitted shower cubicle with wall mounted electric shower and ceramic pedestal hand wash basin. Tiled walls. Tile effect vinyl flooring. Radiator. Fitted extractor fan. Electric plug in shaver point.

## Outside

Located at the very end of Churchfield Place, upon entering the no through road proceed to the top of the road passing underneath the archway to the garages located to the rear. Number 12 will be found in the far left hand side with the garage clearly numbered, situated on your left hand side.

## Garage

16'5" x 8'5" (5.01 x 2.59)

Metal up and over door provides access. The garage benefits from the addition of light and power with eaves storage. There is off road parking for one vehicle in front of the garage.



A metal gate opens to provide access to paved steps providing a private and secure walkway to the front

door.

The front garden is laid for ease of maintenance to established shrubbery with a gate to the left hand side providing secure access to the rear garden. The paved walkway flows across the front of the property.

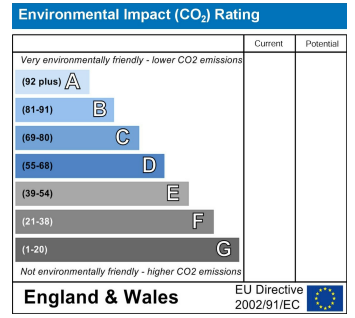
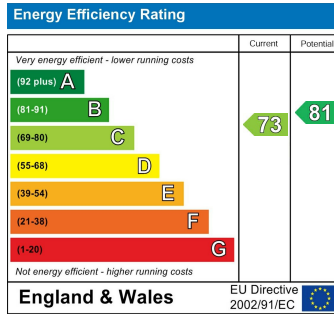
Via the left hand side the gate opens with the paved walkway flowing across the left hand side of the property with elevated bark planting beds to the left hand side of the plot. The paved patio flows around the rear and widens providing a delightful al fresco dining spot. The rear boundary is in the form of a stone wall which to the right hand side is well planted with an array of evergreen planting and shrubbery. An outdoor tap is located to the rear of the property.

To the right hand side of the house there is an area of decking complete with wooden outbuilding, flowing across the right hand side complete with external power points, a lovely private spot.

To the rear right hand side wooden steps lead up to the side of a useful external wooden store and provides access to an elevated area of lawn, again well enclosed with evergreen boundaries.

Agents Note: The gate to the rear of the plot is redundant, no one has access over the rear garden.





**Council Tax Band - E**



1ST FLOOR



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