

camel

H O M E S



1 Greendale View, Whitegate

St. Dennis, PL26 8DH

Guide Price £285,000



1 Greendale View, Whitegate

St. Dennis, PL26 8DH

Guide Price £285,000



The Property

A beautifully presented four-bedroom detached family house, with the added benefit of a ground-floor double bedroom with en-suite, situated in a charming village location.

The ground-floor accommodation comprises an entrance porch, entrance hall, spacious living room, and large, well-fitted kitchen/diner with a central island. To the rear, there is a rear hall with a utility room and side access, making it possible to create a small annexe for additional living. This is due to the garage conversion, which provides a large double bedroom and en-suite shower room.

On the first floor, you'll find three double bedrooms and a contemporary bathroom.

Externally, the property boasts driveway parking for three to four vehicles, with convenient access to the rear on both sides. The rear garden is a delightful combination of lawn and patio, facing southeast, and includes two sheds for extra storage.

This family home is double glazed throughout, benefits from oil central heating, and enjoys rural views across neighboring fields.

Located in the village of St Dennis, you have handy day-to-day amenities, including a shop, post office, public house, football pitch, schools, and children's play areas. You will also have easy access to the A30, St Austell, and Newquay due to its central setting in the county.

Entrance Porch

6'6 x 4'10 (1.98m x 1.47m)

Entrance Hallway

Living Room

15'5 x 13'3 (4.70m x 4.04m)

Kitchen/Diner

18'1 x 11'11 (5.51m x 3.63m)

Rear Hall

5'2 x 2'10 (1.57m x 0.86m)

Utility Room

6'2 x 5'2 (1.88m x 1.57m)

Ground Floor Bedroom

10'6 x 9'4 plus 7'3 x 4'5 (3.20m x 2.84m plus 2.21m x 1.35m)

En-Suite

7'3 x 4'5 (2.21m x 1.35m)

Landing

Master Bedroom

11'8 x 10'2 (3.56m x 3.10m)

Bedroom Two

10'8 x 10'1 (3.25m x 3.07m)

Bedroom Three

9'11 x 8'7 (3.02m x 2.62m)

Family Bathroom

10'1 x 7'6 (3.07m x 2.29m)

Gardens

The gardens are laid out to the rear of the property and are part lawned with a patio seating area, as well as garden sheds and side access.

Parking

The property has its own driveway to the front with parking for three to four cars.

Tel: 01872 571454

Directions

Sat Nav: PL26 8DH

What3words: ///combining.refills.fatter

Property Information

Age of Construction: 1990/2000's (Assumed)

Construction Type: Brick and block

Heating: Oil

Electrical Supply: Mains

Water Supply: Mains

Drainage: Mains

Council Tax: C

EPC: D67

Tenure: Freehold

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

MONEY LAUNDERING REGULATIONS

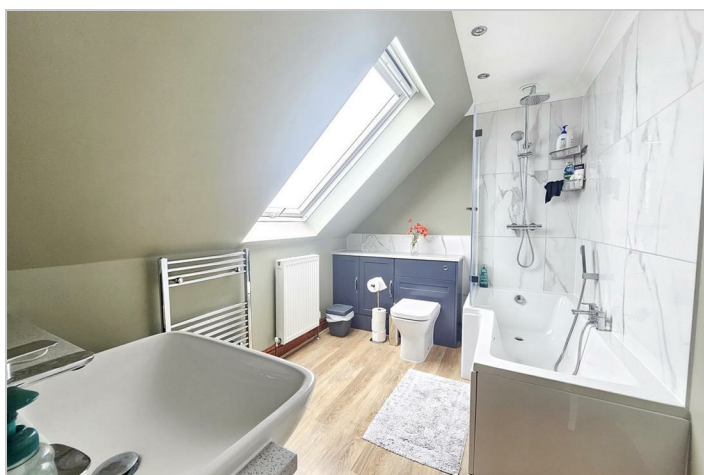
Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

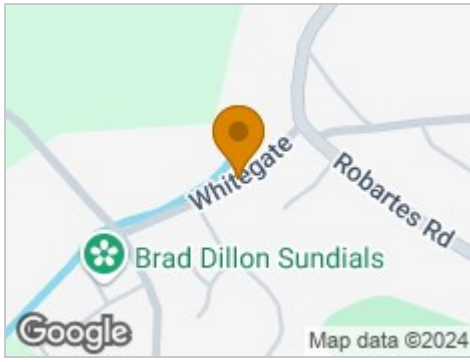
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



Road Map



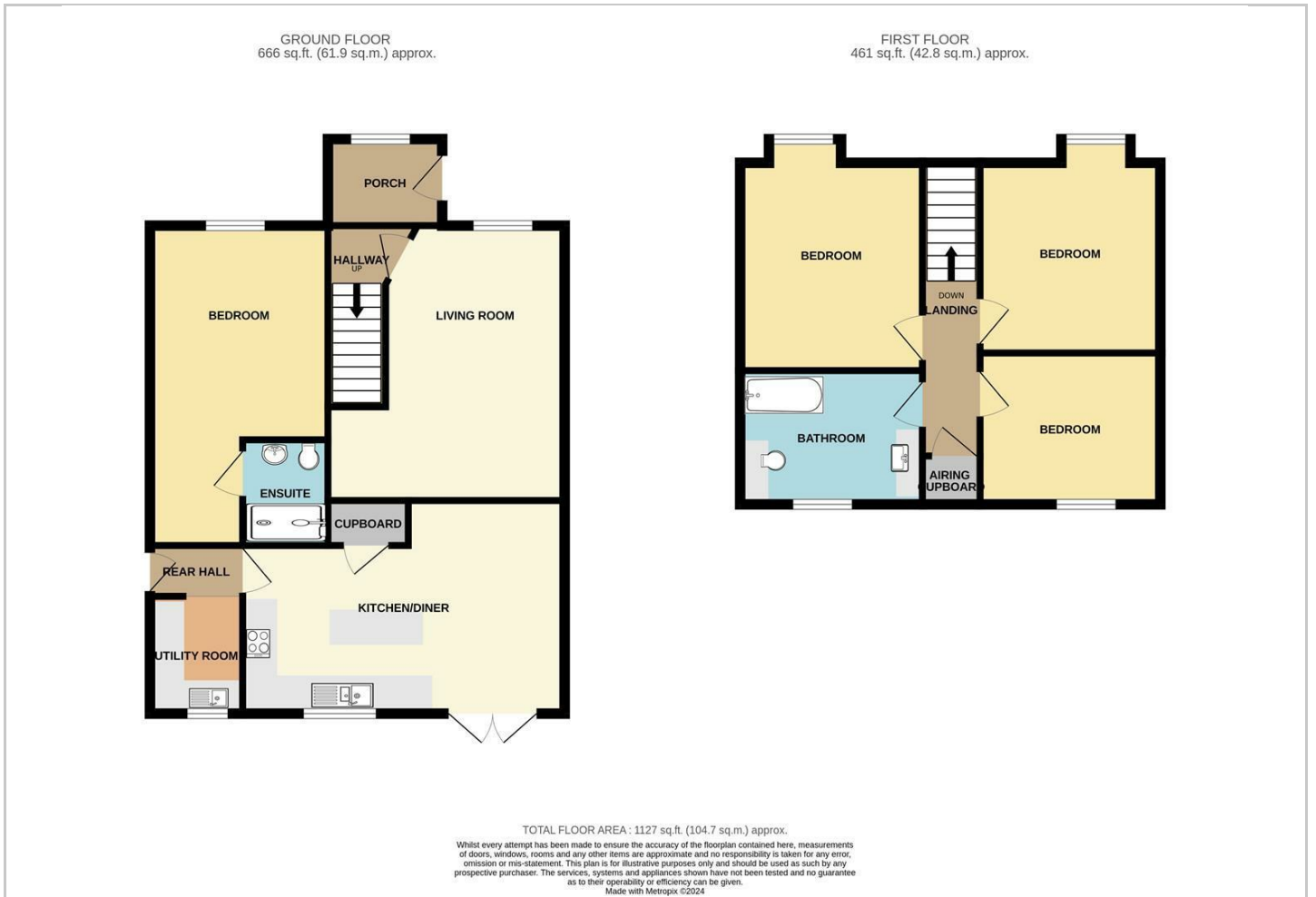
Hybrid Map



Terrain Map



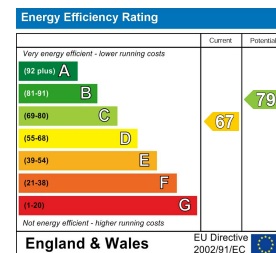
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.