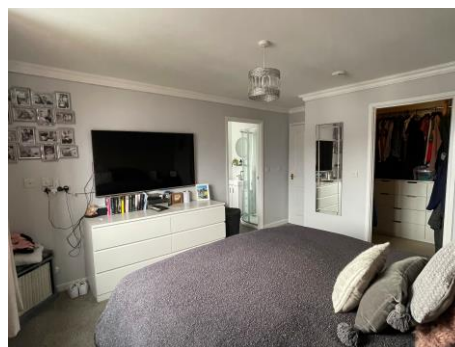


Burrows ESTATE AGENTS

16 Duke Street, St Austell, Cornwall. PL25 5PQ Telephone: 01726 77748 Fax: 01726 77749

Treverbyn Road, St Austell PL25 4EW



£335,000

- A stylish and generous 3 bedroom detached house
- Built just over 10 years ago in a convenient non-estate location
- Large living space including a 22ft x 10ft kitchen/diner, large lounge
- Entrance hall, utility, WC
- 3 bedrooms master with walk-in wardrobe and ensuite, family bathroom
- Hard standing parking for 3 vehicles
- Low maintenance patio rear garden
- Gas central heating, double glazing

A true family home boasting generous accommodation with a 22' x 10' kitchen diner, large lounge, 3 double bedrooms with the master incorporating a walk-in wardrobe and ensuite. Positioned within a convenient non-estate location this property was built a little over 10 years ago and offers fantastic family living accommodation.

In brief the property is comprised of a spacious entrance hall, lounge, kitchen/diner, utility, WC. To the first floor are doors to all 3 bedrooms, family bathroom, master bedroom as mentioned incorporating a walk-in-wardrobe and ensuite bathroom. Outside the property is approached via a private lane and offers hard standing parking for 3 vehicles. Low maintenance rear patio garden and a large store room.

Treverbyn Road is positioned to the North of St Austell and a little over a mile away from the town centre with easy access to the new road and further on to local amenities as well as local schooling, supermarkets and transport links.

Accommodation

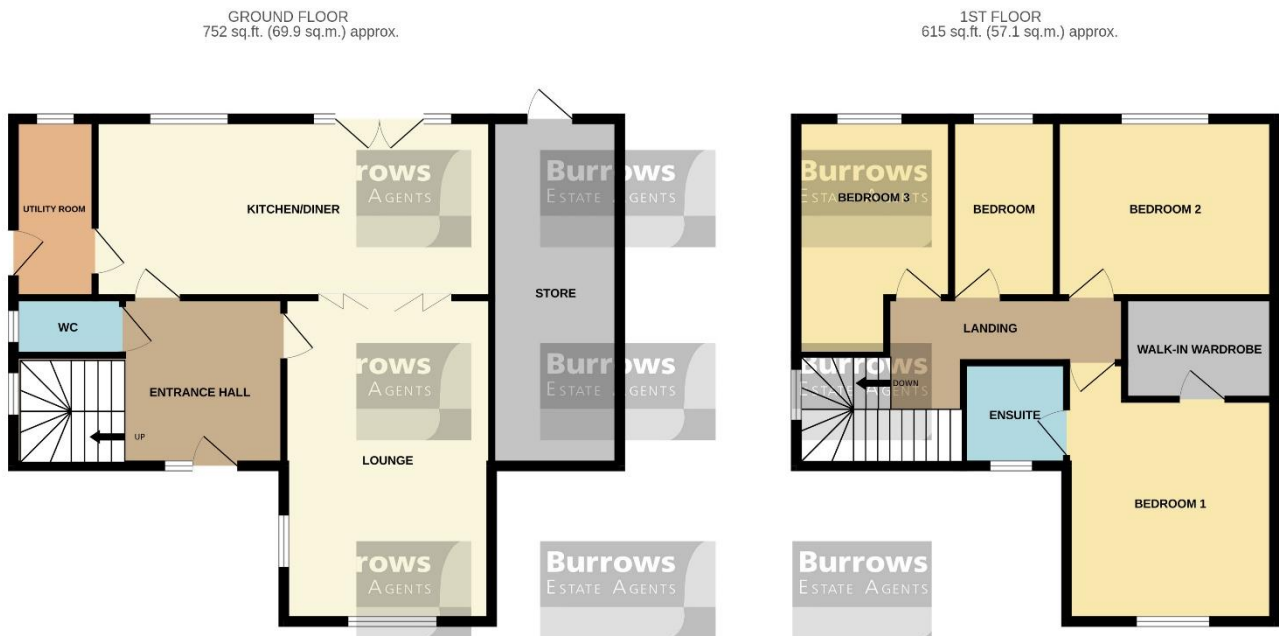
Entrance	Part patterned glazed door and side screen to entrance hall.
Entrance Hall	Fantastic reception hall with doors through to kitchen/diner, lounge, WC, understairs storage and stairs to first floor. Radiator.
Kitchen/Diner	22' 1" x 10' 0" (6.73m x 3.05m) The kitchen accommodates the left hand side of the room and is finished to a high standard incorporating a range of wall and base units with grey gloss finish and white working surface stone over. A double eye level oven, inset sink, a wine fridge and space for an American fridge/freezer. To the dining room side is a bank of units tying in to the decorative finish with TV aerial point and storage. Doors open to rear garden patio and doors through to lounge. Window to rear.
Lounge	11' 7" x 18' 0" (3.53m x 5.48m) A dual aspect lounge with windows front and side. Phone point, WiFi & broadband. Radiator.
Utility	Part patterned glazed door to side into garden. Window to rear. A good usable space for white goods. Tumble dryer. Combination boiler housed. Patterned glazed window to side. Vanity unit incorporating wash hand basin. WC. A half panel effect lino flooring.
Landing	A half landing window to side. Doors off to all 3 bedrooms and family bathroom.
WC	3' 2" x 6' 1" (0.96m x 1.85m)
Utility	4' 6" x 10' 0" (1.37m x 3.05m)
Bedroom 1	12' 0" x 11' 7" (3.65m x 3.53m) Plus entrance. Master bedroom with window to front. Walk-in wardrobe which is an additional 8'4" x 5'8" (2.54m x 1.73m). Door to shower ensuite. Radiator.
Ensuite	5' 9" x 5' 5" (1.75m x 1.65m) Incorporating a vanity sink hand basin, close coupled WC, shower cubicle, towel radiator and part patterned glazed window to front. Full panel effect surround.
Bedroom 2	11' 8" x 10' 0" (3.55m x 3.05m) Window to rear. TV aerial point. Radiator.
Bedroom 3	8' 8" x 10' 0" (2.64m x 3.05m) Window to rear. TV aerial point. Radiator. Additional recess wardrobe space. 3'2" x 5'1" (0.96m x 1.55m).
Bathroom	5' 10" x 10' 0" (1.78m x 3.05m) A bathroom suite comprising of shower cubicle, panelled bath, vanity sink hand basin, close coupled WC. Tiled wall feature and lino floor. Radiator. Extractor Fan. Patterned glazed window to rear.
Outside	To the front of the property is a hard standing parking for 3 vehicles. Access around the left hand side leads to a patio rear garden, enjoying a low maintenance style of different seating areas and a small decked pergola area. There is additionally a store room adjoined to the side of the property with access from the rear.
Store Room	Useful large storage space which offers great flexibility. Access via pattern glazed door off the garden.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band D correct as at October 2023

Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

Property Misdescriptions Act: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets & furnishings.



TOTAL FLOOR AREA: 1367 sq.ft. (127.0 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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