

Burrows ESTATE AGENTS

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Retallick Meadows, St. Austell, Cornwall, PL25 3BY



£350,000

- Generous 4 bedroom detached family house
- Situated off a private drive in the prime setting of Retallick Meadows
- Kitchen, utility, lounge/diner, conservatory
- 4 bedrooms, master ensuite plus built-in wardrobes, family bathroom
- Hardstanding parking for several cars plus integral garage
- Quaint South Westerly facing garden with deck, patio and feature shrubs
- Gas central heating and double glazing

Tucked up a private drive in the sought after Retallick Meadows development is this generous family property that enjoys park and field outlooks. This 4 bedroom property with master bedroom incorporating ensuite and built-in wardrobes, along with generous reception rooms and additional conservatory, offers an ideal family setting. The property enjoys hardstanding parking and an integral garage. The rear gardens are largely low maintenance with decking and patio areas onto a feature border with shrubs and plants.

The property is comprised of an entrance hall, WC, kitchen, utility room, lounge/diner, conservatory, to the first floor there are doors off to all four bedrooms and family bathroom, master bedroom incorporating an ensuite and built-in wardrobes.

Retallick Meadows is a popular residential area being close to local amenities including doctors, convenience store, primary schools and a short distance from the Eden Project. It is a little under 2 miles from the main town centre of St Austell and the main line railway and bus station.

Accommodation

Entrance	Part patterned glazed door and side screens to hallway.
Hallway	Good immediate reception room with doors to kitchen, WC and lounge/diner and stairs to first floor. There is a telephone socket, WiFi, broadband and radiator.
Kitchen	14' 2" x 7' 8" (4.31m x 2.34m) Comprises of a range of wall and base units with eye level oven, integrated hob and hood over, sink with window outlook to front. Half-tiled walling and tiled floor. Space for dishwasher and fridge/freezer.
Utility	7' 8" x 5' 0" (2.34m x 1.52m) A useful space with working surface over with inset sink, white goods connections. Boiler housing. Patterned glazed door to side.
Lounge/Diner	23' 5" x 11' 6" (7.13m x 3.50m) Narrowing to 8'9" (2.66m). A generous reception room enjoying a bay window overlooking the rear garden and doors opening through to the conservatory. TV aerial socket. 2 radiators.
Conservatory	10' 5" x 8' 8" (3.17m x 2.64m) A useful conservatory space with aspects across the garden. A plastic UPVC roof. Doors to garden onto decking area.
WC	2' 8" x 4' 10" (0.81m x 1.47m) Downstairs WC comprised of a wash hand basin, close coupled WC, extractor fan and radiator.
Landing	Doors off to all four bedrooms and family bathroom. Loft access hatch.
Bedroom 1	11' 1" x 10' 3" (3.38m x 3.12m) Plus entrance. Built-in wardrobes. Window to front overlooking adjoining playing field. Radiator. Door to ensuite.



Ensuite 6' 11" x 5' 3" (2.11m x 1.60m) Maximum. Patterned glazed window to side. The ensuite is comprised of a shower cubicle, vanity wash hand basin with concealed WC.

- Bedroom 2** 8' 6" x 14' 4" (2.59m x 4.37m) Maximum. Window to front. Radiator. TV aerial socket.
- Bedroom 3** 11' 6" x 8' 0" (3.50m x 2.44m) maximum Window to rear. Radiator.
- Bedroom 4** 7' 6" x 9' 7" (2.28m x 2.92m) Window to rear. Radiator.
- Bathroom** 7' 4" x 12' 8" (2.23m x 3.86m) Including airing cupboard. Bathroom suite comprise of a panelled bath and tiled surround. Shower cubicle, vanity unit with wash hand basin and WC. Door to airing cupboard housing hot water cylinder. Patterned glazed window to rear.
- Outside** The property is approached via a private drive that serves two properties with right of way over. The property's frontage is hardstanding parking for 2 vehicles and a small feature patio. A gated path to the left leads to the utility, whilst a gated path to the right continues to the rear garden. The rear garden has a sunny aspect and is comprised of patio, decking and featured shrubs and plants.
- Garage** 16' 11" x 8' 2" (5.15m x 2.49m) Rolled top door and lighting.

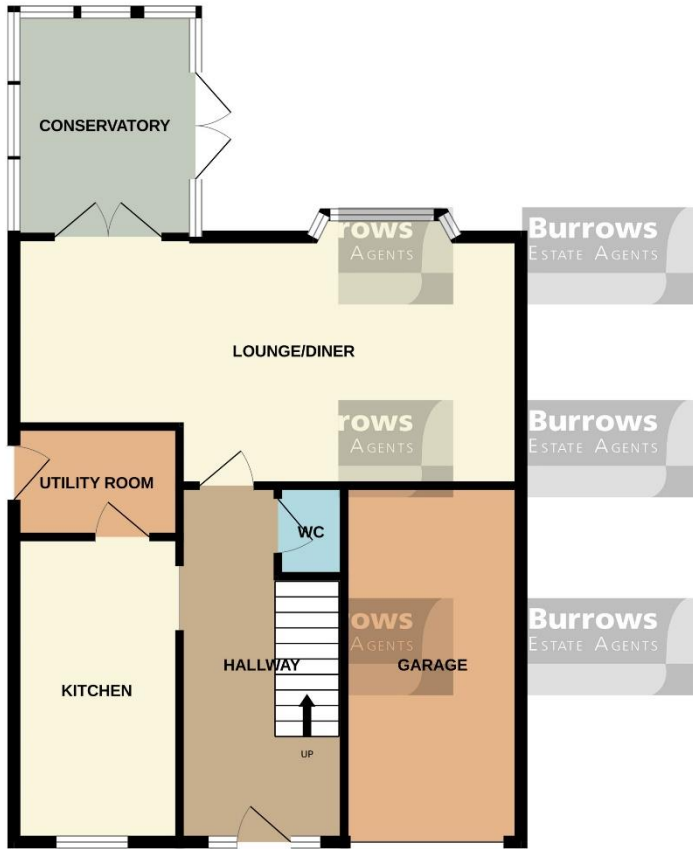


Council Tax Band D correct as at October 2023

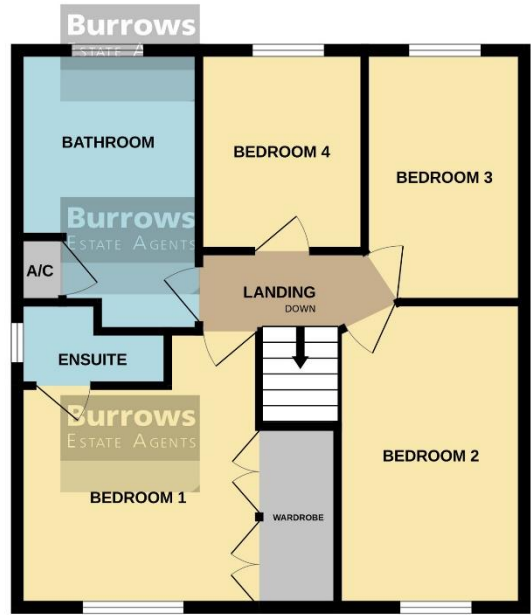
Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

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.

GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR
601 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA: 1348 sq.ft. (125.2 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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