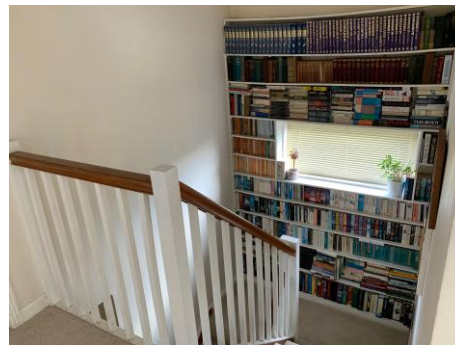


Burrows ESTATE AGENTS

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

Polmear Parc, Par, Cornwall, PL24 2AU



£325,000

- **Detached modern three bedroom family home**
- **Situated within sought after location within Polmear Parc, Par**
- **South facing gardens enjoying distant sea and coastal view**
- **Walking distance to the beach, coast paths and local amenities**
- **Entrance hall, Study, Shower room, Kitchen**
- **Open plan lounge/dining room, Additional reception area**
- **Three bedrooms, rear bedrooms enjoying distant sea views, Family bathroom**
- **Majority UPVC double glazed, Gas fired central heating**
- **Driveway/hard standing parking, Garage • Lawn garden to front**
- **Raised timber decked area and lawn garden to rear enjoying southerly aspect**

This is a detached three bedroom modern family house situated within a prime and sought after location in Par, enjoying a south facing garden with distant sea and countryside views, versatile family size accommodation and being close to local amenities.

In brief the accommodation comprises of entrance hall, study, shower room, kitchen, lounge through dining room with French doors opening to a timber decked area, opening up to an additional reception room which could provide another bedroom if partitioned off or a second family room. To the first floor are three bedrooms, the rear bedrooms enjoying a sea and countryside view, along with a family bathroom. The property also has gas fired central heating and majority UPVC double glazing.

Outside, there is a driveway/hard standing parking with pathway to front entrance, expanse of lawn, pathway continues to side leading to the rear. To the rear there is a raised timber decked area enjoying distant sea and countryside views, steps lead down to a good expanse of lawn being well enclosed. The whole enjoys a sunny southerly aspect.

Positioned in Polmear Parc, the property is in a sought after location being close to the one way system in Par, where there are a good range of amenities including doctors surgery, convenience store, fish and chip shop, pharmacy to name a few, along with being within walking distance of Par train station. The property is also within walking distance of Par Sands and beach, enjoying convenient access to the coast path.

Accommodation

Front entrance	Part patterned glazed door to hallway.
Hallway	Good immediate reception area with turning staircase to first floor, door to study, door to shower room, door to kitchen which in turn leads through to lounge/dining room, door to additional reception room. Laminate laid flooring. Radiator. Inset ceiling spotlights.
Study	5' 6" x 6' 0" (1.68m x 1.83m) Good useful room, patterned glazed window to front.
Shower room	5' 7" x 4' 9" (1.70m x 1.45m) Corner shower cubicle being fully tiled with electric shower, close couple w.c., pedestal wash hand basin, radiator.
Kitchen	10' 6" x 9' 0" (3.20m x 2.74m) Fitted with a modern range of cream wall and base units providing cupboard and drawer storage, wood working surface over with inset sink. Built in fridge freezer, built in dishwasher, built in oven and hob, window and door to rear. Opening to lounge/dining room.
Lounge/dining room	20' 7" x 10' 9" (6.27m x 3.27m) Light and attractive practical family area with French doors leading out to raised timber decked area from the garden which enjoys a south facing aspect. Inset ceiling spotlights. Electric fire with wood mantle and surround. Radiator. Telephone point and opening to additional reception room.
Additional reception room	11' 2" x 6' 0" (3.40m x 1.83m) This area could be utilised to provide a larger lounge/dining area if required or partitioned off to provide a separate room which would be ideal as an additional family room or potential bedroom. Window to front.



First floor Landing Doors off to all three bedrooms and bathroom, door to recessed cupboard, access hatch to roof space.

Bedroom 1

10' 9" x 10' 9" (3.27m x 3.27m) Radiator. Window to front.



Bedroom 2

10' 9" x 9' 6" (3.27m x 2.89m) Radiator. Window to rear enjoying distant sea and coastal views.

Bedroom 3

10' 7" x 9' 1" (3.22m x 2.77m) narrowing to 6'2" L-shaped room. Radiator. Window to rear again enjoying distant sea and coastal views.



Bathroom

10' 6" x 4' 9" (3.20m x 1.45m) Fitted with a white suite comprising panel bath, close coupled W.C, pedestal wash hand basin. Laminate laid flooring. fully tiled walls. Patterned glazed window to front.

Outside

To the front there is driveway/hard standing parking leading to garage, expanse of lawn with pathway to front entrance. Pathway continues around to the side which leads to the rear.

To the rear there is a raised timber decked area off the lounge and kitchen which enjoys a sunny southerly aspect, steps leading down to gravel pathway leading onto a good expanse of lawn. Timber fencing to boundaries. Outside tap. there is also a useful storage area under the decking.

Garage

17' 7" x 8' 5" (5.36m x 2.56m) Light and power connected. Space and plumbing for washing machine. Metal up and over door.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band C (Correct at March 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.

1ST FLOOR



GROUND FLOOR

