

Burrows ESTATE AGENTS

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Socotra Drive, Trewoon, St. Austell, Cornwall, PL25 5SQ



£416,500

- **Detached 4 bedroom dormer bungalow**
- **Situated within cul-de-sac setting within popular rural village**
- **Spacious and well proportioned accommodation throughout**
- **Recently refitted double glazing and kitchen**
- **Spacious hallway, lounge with multi-fuel burner, dining room, kitchen, utility room**
- **Master bedroom with ensuite, conservatory, study/bedroom 4**
- **2 bedrooms and bathroom to first floor**
- **Garage, Driveway/hardstanding parking**
- **Lawned garden to front, timber decked and astro turf garden to rear enjoying a Southerly aspect**
- **Electric heating, Alarm system**

This is a surprisingly spacious, versatile family sized four bedroom detached dormer bungalow situated in a corner plot position within a small cul-de-sac on the fringe of the rural village of Trewoon.

The accommodation in brief comprises spacious reception hall, lounge with multi-fuel burner, conservatory enjoying rear garden outlook, study/fourth bedroom, dining room, recently re-fitted kitchen, utility room and bedroom with ensuite. To the first floor are two further bedrooms, one with a fitted wardrobe and one with French doors opening to a balcony, a bathroom and good sized eaves storage space. The property also had in 2023 new double glazing fitted except the conservatory. There is also electric heating, an alarm system and fibre optic high speed broadband is available.

Outside the property enjoys a corner plot setting with a good degree of privacy with tall hedging to boundaries to side and front, driveway/hardstanding parking leads to the garage. Good expanse of lawn with tree feature. The rear garden enjoys a sunny Southerly aspect with a timber decked area, mature shrubs and low maintenance astro turfed garden.

The rural village of Trewoon has a good range of amenities including a local convenience store, hairdressers, fish and chip shop and pub. The property is also a short walking distance to the popular primary school of St Mewan.

Accommodation

Front Entrance	Part-patterned glazed door to hallway.
Hallway	Good immediate spacious reception area with turning staircase to first floor, electric wall mounted heater. Door to lounge, door to kitchen which in turn leads through to dining room and utility room, door to bedroom with ensuite.
Lounge	19' 4" x 11' 8" (5.89m x 3.55m) Maximum including chimney breast housing multi-fuel burner. Spacious lounge with TV aerial point and two electric heaters. Window to front, French doors to conservatory and French doors to dining room.
Conservatory	11' 3" x 7' 1" (3.43m x 2.16m) Excellent additional space enjoying a garden outlook with tiled flooring, glass roof and windows to side and rear. Door to side opening to garden. Door to study/bedroom 4.
Study/Bedroom 4	14' 5" x 8' 5" (4.39m x 2.56m) Currently used as an office but could be a bedroom if required. Electric wall mounted heater and window to rear.
Dining Room	11' 2" x 8' 6" (3.40m x 2.59m) Two electric wall mounted heaters, sliding patio door to the rear garden and opening to kitchen.
Kitchen	11' 2" x 10' 7" (3.40m x 3.22m) Recently re-fitted with a modern range of base and wall units, providing cupboard and drawer storage, working surface over housing inset sink unit with matching splashback. Built-in AEG dishwasher, eye level oven and hood. Built-in fridge/freezer, door to utility room.
Utility Room	8' 3" x 7' 9" (2.51m x 2.36m) Fitted with a range of base and wall units providing cupboard and drawer storage, working surface over with inset sink unit. Space and plumbing for washing machine and further low level appliance space. Window to side and door to side.
Bedroom	12' 10" x 10' 1" (3.91m x 3.07m) Electric wall mounted heater with window to front. Door to ensuite.
Ensuite	6' 9" x 6' 3" (2.06m x 1.90m) Maximum. Suite comprising fully tiled corner shower cubicle with Mira electric shower, close coupled WC and pedestal wash hand basin. Electric wall mounted heater and patterned glazed window to front.

First Floor

Landing

Spacious landing with access hatch to roof space. Doors to both bedrooms and bathroom. Door to recessed airing cupboard housing the hot water tank and door to eaves storage within roof space which potentially provides scope for further accommodation extension into the roof space subject to the necessary planning consent.

Bedroom

10' 9" x 12' 10" (3.27m x 3.91m) Plus double doors to built-in recessed wardrobe and dormer window, window to side and front. Electric wall mounted heater.

Bathroom

8' 5" x 5' 5" (2.56m x 1.65m) Suite comprising concealed WC and wash basin, fully tiled walls, panelled bath with electric shower over, electric towel radiator, further electric heater and patterned glazed window to side.

Bedroom

11' 8" x 11' 0" (3.55m x 3.35m) Including chimney breast. Electric wall mounted heater, window to side and French doors opening to balcony area which has an iron railing and tiled flooring and has a useful vantage point enjoying the garden outlook and countryside view.

Outside

To the front there is a tarmac driveway/hardstanding parking. The whole front garden is well enclosed with high hedging to front and side, expanse of lawn with tree feature and pathway to front entrance which leads around to the side of the property. This gains access to the rear garden via a gate. The rear garden has a timber decked area which leads onto an astro turf low maintenance garden with many mature shrubs and plants and Cornish hedging to boundary and the whole rear garden enjoying a Southerly aspect.



Garage

18' 0" x 9' 0" (5.48m x 2.74m) Electric roll topped door. Light and power connected. Pedestrian door to side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

Council Tax Band D correct as at April 2024

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

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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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