

Burrows ESTATE AGENTS

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Killyvarder Way, St. Austell, Cornwall, PL25 3DL



£380,000

- Surprisingly spacious 3 bedroom detached bungalow
- Contemporary light and airy living accommodation
- Extended from original with large conservatory
- Popular residential location close to local schooling and amenities
- Entrance hall with WC, open plan kitchen/dining room, lounge, large conservatory
- 3 double bedrooms, master with ensuite
- Recently refitted bathroom incorporating separate shower cubicle
- Double glazed, gas fired central heating, woodburner
- Driveway/hardstanding parking
- Beautifully landscaped, decked, lawn and patio garden, countryside and sea view

This is a surprisingly spacious 3 bedroom detached bungalow. It is beautifully presented, offering light, a modern style spacious living accommodation and benefitting from a large conservatory extension to rear, enjoying low maintenance charmingly landscaped gardens along with adjoining countryside and sea views.

In brief the accommodation comprises of entrance hall with WC, kitchen through dining room with large opening and stepping down to a spacious lounge with woodburner. Sliding patio doors opening to the garden, enjoying distant glimpses of sea views across St Austell Bay, along with patio doors opening to the large conservatory extension which could be used as a big family room. There are also 3 bedrooms and a recently refitted contemporary bathroom incorporating a separate shower cubicle.

Outside there is a driveway/hardstanding parking to side with steps and pathway leading to front entrance, low maintenance lawned garden to front. To the rear there is a timber decked area and this leads on to a good sized lawn with featured paved patio area and pergola, being covered by a mature clematis. There is also a summer house and steps leading down to a gravelled area which could provide further garden or hardstanding parking and leads to the large garage/workshop.

Situated in the popular location of Boscoppa the bungalow is within walking distance of local schooling along with a good range of amenities and being a short distance from St Austell's main town centre.

Accommodation

Front Entrance	Part-patterned glazed door to hallway.
Hallway	Good immediate light and spacious reception area with door to WC, door to recess cupboard, doors leading off to all 3 bedrooms and bathroom, opening to kitchen/dining room which in turn leads through to the lounge and conservatory. Access hatch to roof space, radiator and telephone point.
WC	Close coupled WC, wash basin with vanity unit under and tiled splashback. Tiled flooring, towel radiator and patterned glazed window to front.
Kitchen/Dining Room	19' 3" x 15' 7" (5.86m x 4.75m) Narrowing to 11' 4" (3.45m) L-shaped room. Fantastic light and airy space with a good range of fitted base and wall units with working surface over and inset sink unit. Large Rangemaster cooker space with hood above, space and plumbing for dishwasher, further appliance space, wood flooring, large window to front and further window to side and door to side. Radiator and inset ceiling spotlights. Opening to lounge.
Lounge	17' 5" x 15' 7" (5.30m x 4.75m) Wood flooring, chimney breast housing woodburner with slate mantle, TV aerial point and radiator, sliding patio door leading to garden and sliding patio door opening to conservatory.
Conservatory	19' 0" x 13' 10" (5.79m x 4.21m) Excellent additional space with tiled flooring. Windows to rear and side enjoying garden, countryside and distant sea views outlook. French doors to side opening to garden.

Bedroom 1

12' 0" x 10' 11" (3.65m x 3.32m) Plus double doors to built-in wardrobes. Light and airy room via French doors and glazed side screens enjoying rear garden outlook. Door to ensuite.



Ensuite

Fully tiled shower cubicle, close coupled WC and wash basin with vanity unit under, towel radiator and patterned glazed window to side.

Bedroom 2

11' 10" x 10' 10" (3.60m x 3.30m) Radiator and window to rear enjoying garden and countryside outlook.

Bedroom 3

10' 8" x 9' 11" (3.25m x 3.02m) Radiator and window to front.

Bathroom

9' 9" x 8' 9" (2.97m x 2.66m) Recently refitted with a modern white suite comprising panelled bath, large double shower cubicle with glazed screening, wash basin with vanity cupboard under and close coupled WC. Tiled flooring and part-tiled walling and part-timber clad walls. Extractor fan towel radiator and patterned glazed window to front.

Outside

To the front there is a driveway/hardstanding parking for several vehicles. Steps lead up to a paved pathway leading to the front entrance, with the front garden being laid to lawn with shrub features. The pathway continues round to the side of the bungalow which leads to the rear where there is an immediate timber decked area and this leads on to an expanse of lawn where the rear boundary enjoys a Cornish hedging and countryside outlook. There is also a paved patio with pergola feature and mature clematis, summer house which measures externally 8' 0" x 8' 10" (2.44m x 2.69m), to the side there are steps leading down to a gravelled garden area all providing further parking with timber double gates to front, this also leads to the timber constructed garage which measures 20' x 11' 8" (6.09m x 3.55m) with double doors to front and pedestrian door to side and light and power connected. (scope for potential to convert to annexe, subject to necessary planning consent)



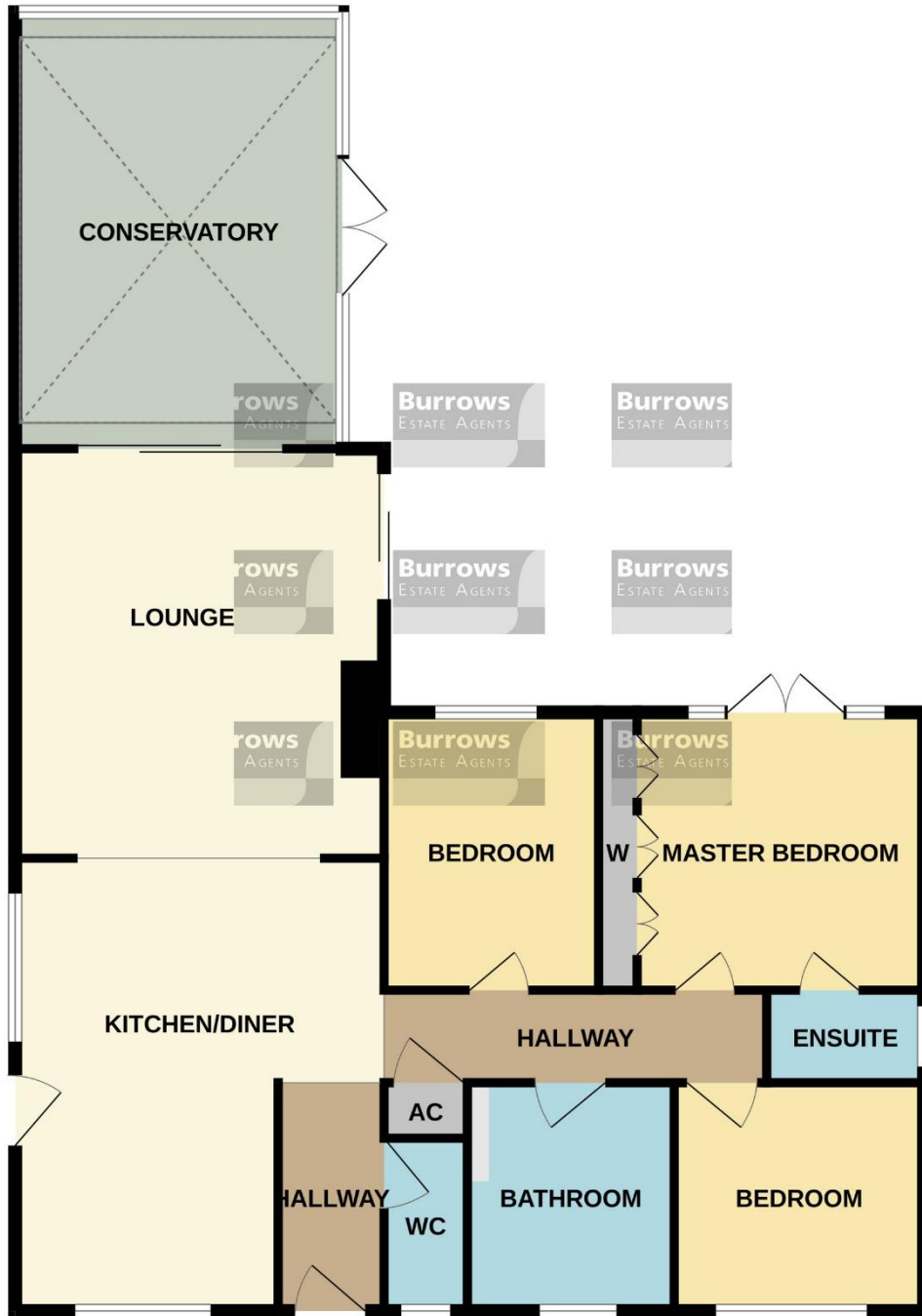
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band C correct as at May 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.

GROUND FLOOR



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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