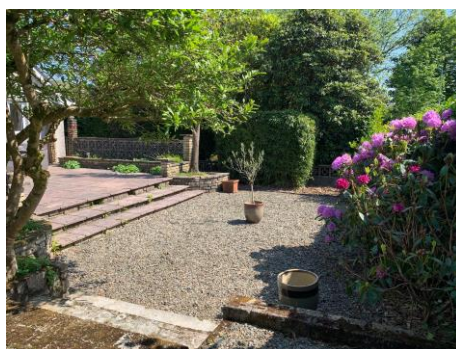
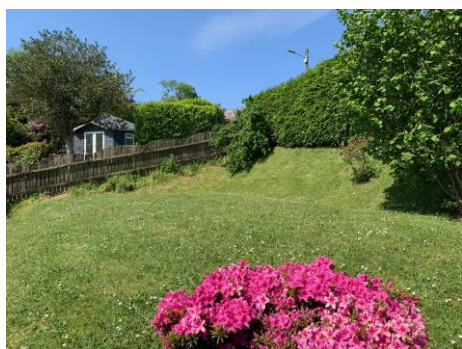


# Burrows ESTATE AGENTS

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

## Hill Park Crescent, St. Austell, Cornwall, PL25 5HW



**£495,000**

- Surprisingly spacious detached 4 bedroom dormer bungalow
- Situated within popular prestigious and sought after location
- Set within mature garden and plot
- Versatile and spacious accommodation throughout
- Entrance porch, hallway/sun room, modern kitchen/breakfast room, utility room
- Lounge/dining room with wood burner, 2 bedrooms, master with en-suite and dressing room
- Bathroom, landing, 2 bedrooms, separate w.c. attic/hobbies room with velux windows
- Long driveway/hard standing parking for several vehicles
- Garage, terraced large lawn garden to front
- Enclosed patio and low maintenance garden to rear

Situated within one of the most sought after crescents in St Austell is this surprisingly spacious and versatile 4 bedroom dormer bungalow offering well presented accommodation throughout, ample parking and large gardens.

In brief the accommodation comprises entrance porch, spacious hallway incorporating sun room with patio doors to garden, lounge/dining room with dual aspect wood burner, modern kitchen/breakfast room with utility porch, 2 bedrooms the master with en-suite and dressing room. Spacious family bathroom. To the first floor are 2 further bedrooms, w.c. and a spacious attic/hobbies room with velux windows.

Outside there is a large terraced lawn garden to front with a long driveway to side which leads to spacious gravelled parking area and garage. Steps lead down to patio areas and front entrance with paths to either side of the bungalow providing access around to a low maintenance gravelled garden.

Hill Park Crescent is a prestigious residential location on the favoured western fringe of the town just over 1 mile from the main town centre where a range of amenities can be enjoyed. The property is also within walking distance to local primary schools.

## Accommodation

Front entrance	Door to entrance porch.
Entrance Porch	8' 5" x 5' 7" (2.56m x 1.70m) Good immediate reception area with window to front, inset ceiling spotlights and door to hallway.
Hallway	Doors to both bedrooms and bathroom, hallway continuing with doors to kitchen and dining room through lounge, staircase to first floor and large opening to sun room which has windows to side and sliding patio door opening to rear garden.
Kitchen/Breakfast Room	14' 9" x 12' 3" (4.49m x 3.73m) plus 9'9" x 9' (2.97m x 2.74m) Fitted with a modern range of base and wall units providing cupboard and drawer storage, working surface over with inset sink unit, eye level oven, space and plumbing for dishwasher, large fridge freezer space, inset ceiling spotlights, contemporary radiator, windows to side and front. Door to utility porch.
Utility porch	10' 9" x 5' 1" (3.27m x 1.55m) Space and plumbing for washing machine, further appliance space. Tiled flooring. Windows to front and side. Part patterned glazed door to side.
Dining room/lounge	
Dining room	14' 10" x 10' 4" (4.52m x 3.15m) Practical spacious dining room. Window to side, radiator, opening to lounge, double sided wood burner (also in the lounge).
Lounge	15' 0" x 11' 0" (4.57m x 3.35m) Light and attractive room via window to rear and porthole window to side. Two radiators, TV point.
Family bathroom	10' 11" x 8' 7" (3.32m x 2.61m) Spacious family bathroom with modern contemporary suite comprising panelled bath, wash basin with vanity unit, close coupled w.c. and glazed shower cubicle, towel radiator, tiled flooring, patterned glazed window to rear and extractor fan.
Bedroom 2	14' 4" x 9' 5" (4.37m x 2.87m) plus door recess. Window to rear and radiator.
Bedroom 1	11' 8" x 9' 1" (3.55m x 2.77m) Radiator. Large archway into dressing room.
Dressing room	9' 1" x 7' 8" (2.77m x 2.34m) Good sized dressing area with radiator and window to front. Door to en-suite.
En-suite	9' 0" x 3' 1" (2.74m x 0.94m) Shower cubicle, close coupled w.c. and wash basin. Patterned glazed window to side.
First Floor Landing	Doors to both bedrooms and w.c. Door to recessed cupboard within eaves space with wall mounted gas fired combination boiler. Door to attic room.

- Attic room** 17' 6" x 8' 8" (5.33m x 2.64m) Large practical room with double doors to built-in wardrobe. Velux windows and doors to storage within eaves roof space. This would provide an ideal children's play room, home office or games room.
- Bedroom 3** 11' 4" x 8' 10" (3.45m x 2.69m) Window to rear. Radiator.
- Bedroom 4** 11' 4" x 9' 0" (3.45m x 2.74m) Window to rear and radiator.
- W.C.** 5' 7" x 4' 0" (1.70m x 1.22m) close coupled w.c. wash basin with vanity unit under and tiled splash back. Extractor fan and patterned glazed window to side.
- Outside** To the front is a large lawn garden being terraced with mature shrubs and timber fencing to boundaries, running along side the garden is a long driveway which leads down to the hard standing parking area for several vehicles and garage. From the parking area there are slate steps leading down to 2 patio areas and front entrance, access to either side of the bungalow leads round to the rear, where there is immediate paved patio area and low maintenance gravelled garden with a fruit/vegetable area. The rear of the property enjoys a sunny southerly aspect.
- Garage** 17' 10" x 10' 8" (5.43m x 3.25m) Prefabricated garage with timber double doors.

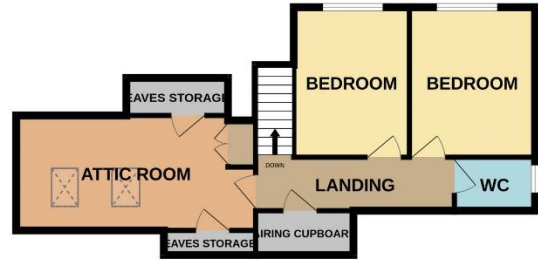
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band E correct as at May 2024.

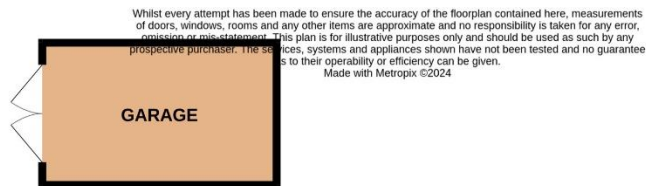
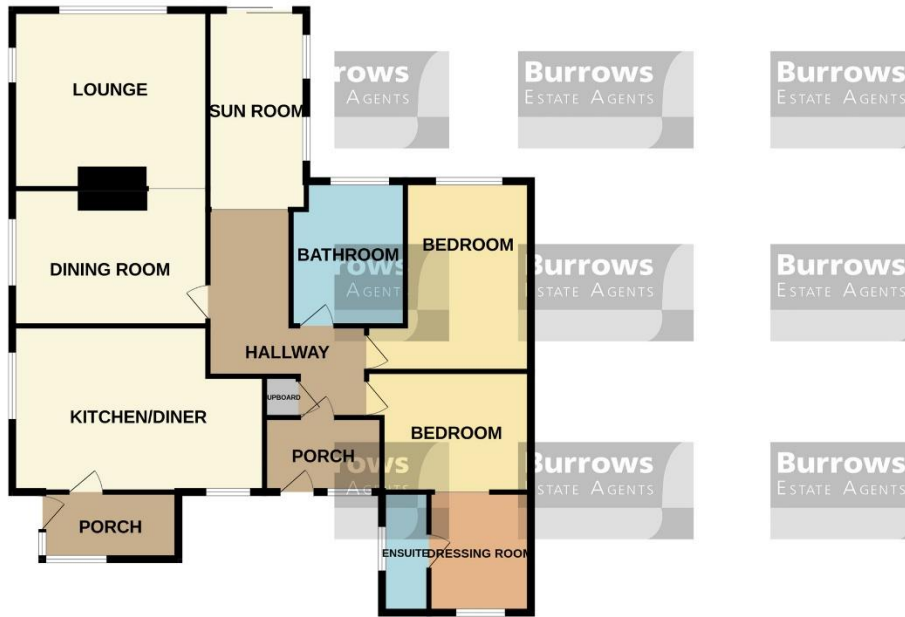
Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

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.

1ST FLOOR



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 is given as to their operability or efficiency can be given.  
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