

Burrows ESTATE AGENTS

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Station Road, St. Blazey, Par, Cornwall, PL24 2LZ



£375,000

- Individual detached 4 bedroom family house
- Deceptively spacious extended accommodation
- Situated within popular location of St Blazey Close to local amenities
- Available with vacant possession, no ongoing chain
- Entrance hall, lounge/dining room, kitchen/breakfast room
- Conservatory, rear hallway, shower room, rear porch, understairs pantry
- First Floor landing, main bedroom, 3 further bedrooms and spacious bathroom
- Double glazed, gas fired central heating
- Driveway/hardstanding parking for several vehicles, garage
- Low maintenance gravelled and patio garden to front and side, rear courtyard

Available with vacant possession, no ongoing chain is this unique extended and spacious family home within the popular location of St Blazey offering ample parking, enclosed garden and spacious family accommodation.

In brief the accommodation comprises of entrance hall, spacious lounge through dining room, rear hallway with shower room, side porch and understairs pantry, kitchen through breakfast room and conservatory. To the first floor are 4 good sized bedrooms and a spacious family bathroom. The property also has double glazing and gas fired central heating.

Outside, there is a driveway/hardstanding parking for several vehicles. This gains access to the garage, to the side there is a low maintenance patio/gravelled garden with timber summer house, this continue round to the front where there is a shrub and gravelled garden with good sized timber shed. To the side there is a courtyard area.

Located within the heart of St Blazey the property is within walking distance of a good range of amenities including doctors surgery and pharmacy, local Co-Op supermarket, along with bus stop and is a short walk from Par one way system where there is a train station, and a good further range of amenities along with coastpath walks and a sandy beach at Par.

Accommodation

Front Entrance	Hardwood patterned glazed door to entrance hall.
Entrance Hall	Spacious hallway with staircase leading up to first floor, radiator and window to front. Door to lounge through dining room and door to rear hallway.
Lounge	14' 4" x 11' 9" (4.37m x 3.58m) Including chimney breast with storage cupboard to side, radiator, telephone point and window to side. Opening to lounge.
Lounge	13' 10" x 11' 10" (4.21m x 3.60m) Window to side, radiator and folding doors to breakfast room/kitchen.
Breakfast Room	12' 7" x 11' 9" (3.83m x 3.58m) Radiator, telephone point and sliding patio door to conservatory. Opening to kitchen.
Kitchen	13' 0" x 9' 9" (3.96m x 2.97m) Fitted with a range of base and wall units providing cupboard and drawer storage, working surface over housing inset sink unit with part-tiled walling adjacent. Space and plumbing for dishwasher, fitted oven, window to side and inset ceiling spotlights. Door to rear hallway.
Conservatory	Tiled flooring and windows to side and rear. Door to rear opening to garden.
Rear Hallway	Door to shower room, door to rear porch and door to understairs pantry.
Shower Room	7' 3" x 5' 0" (2.21m x 1.52m) Fitted with a modern suite comprising fully glazed shower cubicle with Triton electric shower, close coupled WC and wash basin with vanity cupboard under. Tiled flooring and tiled walls. Patterned glazed window to side.
Rear Porch	5' 3" x 3' 9" (1.60m x 1.14m) Wall mounted gas fired Baxi boiler. Window to side and patterned glazed hardwood door to side.
First Floor	
Landing	Doors of to all 3 bedrooms and bathroom, access hatch to roof space and window at half landing.
Bedroom 1	14' 2" x 10' 11" (4.31m x 3.32m) Plus large storage cupboard/wardrobe over staircase with wash basin and vanity unit under. Window to front and double doors opening to storage cupboard/airing cupboard housing hot water cylinder.
Bedroom 2	13' 1" x 11' 9" (3.98m x 3.58m) plus 8' 3" x 4' 4" (2.51m x 1.32m) L-shaped room. Spacious bedroom being dual aspect with large window to side and window to front. Radiator.
Bedroom 3	9' 6" x 9' 0" (2.89m x 2.74m) Plus double doors to built-in wardrobe, radiator and window to side.

Bedroom 4

9' 4" x 8' 0" (2.84m x 2.44m) Radiator and window to side.

Bathroom

9' 0" x 8' 3" (2.74m x 2.51m) Plus 5' 6" x 3' 9" (1.68m x 1.14m). L-shaped room. Spacious family bathroom with white suite comprising close coupled WC, pedestal wash hand basin, corner shower cubicle with Mira electric shower and panelled bath. Access hatch to roof space, radiator and two patterned glazed windows to front.

Outside

To the front the property is approached via the side where there are timber double gates opening to a driveway/hardstanding parking for several vehicles. This gains access to the garage and also has steps leading up to the conservatory and pathway continuing through the garden to the front entrance. The gardens are mainly to the side and front where they are low maintenance with gravelled and patio areas and mature shrubs and conifers to boundaries providing a well enclosed garden, gated access leads to the other side where there is a hardstanding courtyard area with stone walling to boundaries.



Garage

15' 0" x 11' 9" (4.57m x 3.58m) Metal up and over door, pedestrian door to side and pedestrian door to rear. Light and power connected.



EPC pending

Council Tax Band C correct as at June 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.



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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