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4 Queens Clos, St. Austell PL26 8FR

£250,000

A BRILLIANT EXAMPLE OF A THREE BEDROOM SEMI DETACHED FAMILY HOME IN SUPERB CONDITION WITH AN ENCLOSED WESTERLY FACING GARDEN, DRIVEWAY PARKING AND A GARAGE LOCATED IN A TUCKED AWAY CUL DE SAC ON THE EDGE OF ROCHE, JUST A FEW MINUTES DRIVE TO THE A30.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 2 / BEDROOMS: 3 / BATHROOMS: 3

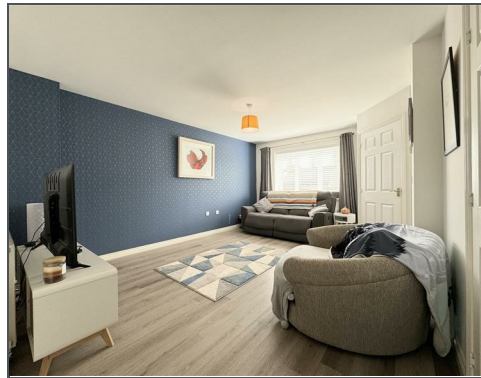
FEATURES:

- THREE BEDROOM SEMI DETACHED HOUSE
- GARAGE AND DRIVEWAY PARKING
- CONSERVATORY
- TUCKED AWAY QUIET CUL DE SAC
- NEAT, PRIVATE AND ENCLOSED WESTERLY FACING GARDEN
- LPG HEATING
- MAIN BEDROOM EN SUITE
- IMMACULATELY PRESENTED THROUGHOUT

01637 877754

info@momovenewquay.co.uk

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DESCRIPTION:

The mid-County village of Roche is conveniently positioned in the heart of Cornwall, just six miles from St Austell and twelve miles from the beautiful north Cornish coastline. The Cathedral City of Truro is around thirteen miles away offering a wide array of retail outlets, schools, restaurants and rail links. The A30 is just over a mile away providing easy access to all the main towns. Within Roche, there is a good range of day to day amenities including a convenience store, a Primary School, a Post Office with a pharmacy, a Doctors surgery and various public houses and take aways. In the next two years the village is due to be bypassed.

This property which is tucked away in a quiet cut de sac has been beautifully cared for by the current owners. The decor and floor coverings are modern and fresh and the conservatory is a great addition.

An entrance hallway with a useful cloakroom guides you into the living room which is a great size. It has a front aspect window, a useful storage cupboard and stairs to the first floor. At the rear, the kitchen diner has a good range of modern, cream units with space for a washing machine, dish washer, fridge freezer and a built in oven with gas hob. There's ample space for a dining table and a door to the conservatory which is a brilliant spot to sit and admire the garden.

All three bedrooms can be found on the first floor, there's two at the rear and one at the front. The main bedroom has a neat en suite shower room and plenty of room for storage. The family bathroom which has just been decorated is spacious and bright featuring a bath with a shower over. Also on the first floor, you will find an airing cupboard and access to the loft which is partly boarded.

This property has LPG central heating powered by a combination boiler located in the airing cupboard. The boiler is just 5 years old with 5 years remaining on the warranty.

Externally, there's driveway parking at the front with access to the garage which has light and power. At the rear the garden is enclosed, private and very well established, a real credit to the owners with some well cared for planted borders and a lawned area. There's also access to the rear of the garage.

In summary, this spacious family home ticks many boxes! A convenient location, a fabulous standard of spacious accommodation, a sunny, flat garden, a garage and driveway parking all make this the perfect family home.

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Hallway
1.85m x 1.65m (6'1 x 5'5)

Lounge
4.88m x 3.73m (16'0 x 12'3)

Kitchen Diner
4.72m x 2.57m (15'6 x 8'5)

Conservatory
2.77m x 2.54m (9'1 x 8'4)

Bedroom 1
3.66m x 2.62m (12'0 x 8'7)

En Suite
2.03m x 1.45m (6'8 x 4'9)

Bedroom 2
3.05m x 2.82m (10'0 x 9'3)

Bedroom 3
2.51m x 2.01m (8'3 x 6'7)

Bathroom
2.21m x 1.68m (7'3 x 5'6)

Garage
5.36m x 2.97m (17'7 x 9'9)

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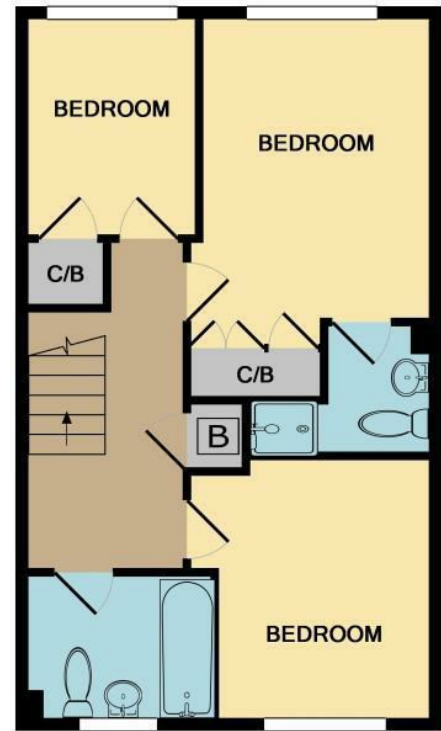
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FLOORPLAN:



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
		62	77

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		

England & Wales EU Directive 2002/91/EC

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