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60 Mayfield Drive, Roche PL26 8JP

£325,000

AN GREAT EXAMPLE OF A TWO BEDROOM DETACHED BUNGALOW WITH AN ENCLOSED AND BEAUTIFULLY LANDSCAPED GARDEN, A GARAGE AND AMPLE DRIVEWAY PARKING LOCATED IN A TUCKED AWAY POSITION ON THE EDGE OF ROCHE, JUST A FEW MINUTES DRIVE TO THE A30. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / BEDROOMS: 2 / BATHROOMS: 2

FEATURES:

- EXCEPTIONALLY SPACIOUS TWO BEDROOM DETACHED BUNGALOW
- WELL ESTABLISHED, ENCLOSED GARDENS
- GARAGE WITH ELECTRIC DOOR AND AMPLE DRIVEWAY PARKING
- EN SUITE BEDROOM and UTILITY ROOM
- QUIET, CUL DE SAC LOCATION
- PRESENTED TO A GOOD STANDARD
- NO ONWARD CHAIN
- EASY ACCESS TO THE A30
- MAINS ELECTRIC, DRAINAGE, WATER

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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 well presented and deceptively spacious detached bungalow occupies a generous plot with a neat, low maintenance, beautiful landscaped garden, a garage and ample driveway parking. It has been well looked after by the current owners and offers spacious, bright accommodation

A generous L-shaped entrance hallway with two storage cupboards, one housing the water tank guides you into the living room which has a bay window to the front, a good size room with a cosy feel and an electric fire. The kitchen diner on the other side offers a generous amount of attractive duck egg blue cupboards with an integrated fridge, dish washer, oven and microwave. There's ample space for cooking, dining and relaxing with the conservatory at the rear offering further useful reception space, a lovely area to sit and admire the garden. On the other side of the kitchen, with a door to the rear the utility room offers additional storage and space for a washing machine with an integrated freezer.

The two double bedrooms are a good size, one with built in storage, direct access via patio doors to the garden and the luxury of an ensuite shower room complete with a double shower cubicle, bidet, sink and wc. The bathroom is bright and immaculately presented with a bath and shower over

This property has electric night storage heaters that were replaced in 2019. the windows are all upvc double glazed and the front door and guttering were replaced in 2023.

Externally, there's ample parking on the brick paved driveway at the front with access to the rear. The single garage has an electric door. The rear garden is private, completely enclosed and has been lovingly cared for over the years boasting an abundance of mature shrubs and trees. There's plenty of borders to keep those green fingered buyers happy with a small lawn and patio. To the side, there's a garden shed.

In summary, this property offers a deceptive amount of space and a peaceful location, walking distance to day to day amenities yet very quiet. Offered with no onward chain.

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Hallway L-Shape

5.41m x 1.60m (17'9 x 5'3)

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Lounge

5.23m x 3.76m (17'2 x 12'4)

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Kitchen Diner

5.05m x 3.45m (16'7 x 11'4)

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Utility

2.95m x 1.57m (9'8 x 5'2)

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Bedroom 1

4.37m x 3.51m (14'4 x 11'6)

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En Suite

2.62m x 1.57m (8'7 x 5'2)

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Bedroom 2

3.45m x 3.40m (11'4 x 11'2)

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Bathroom

2.84m x 2.01m (9'4 x 6'7)

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Conservatory

4.60m x 2.31m (15'1 x 7'7)

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FLOORPLAN:



Measurements are approximate. Not to scale. Illustrative purposes only
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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		
(1-20) G		
Not energy efficient - higher running costs		
	62	81
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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