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2 Horseshoe Close, St. Austell PL26 8FD

£350,000

A LOVELY EXAMPLE OF A VERSATILE THREE/FOUR BEDROOM DETACHED PROPERTY WITH MANY UPGRADES AND IMPROVEMENTS, A NEAT, LOW MAINTENANCE GARDEN AND AMPLE DRIVEWAY PARKING LOCATED IN A TUCKED AWAY POSITION ON THE EDGE OF ROCHE, JUST A FEW MINUTES DRIVE TO THE A30.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / BEDROOMS: 4 / BATHROOMS: 2

FEATURES:

- DECEPTIVELY SPACIOUS AND FLEXIBLE FAMILY HOME
- THREE/FOUR BEDROOMS
- TUCKED AWAY CUL DE SAC LOCATION
- NEAT LOW MAINTENANCE GARDEN
- DRIVEWAY PARKING FOR TWO CARS
- USEFUL SUN ROOM
- OIL CH
- HIGHLY DESIRABLE AND QUIET RESIDENTIAL AREA
- CONVENIENT LOCATION CLOSE TO THE A30

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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 property occupies a generous plot with a neat, low maintenance gardens and ample driveway parking. It has been well looked after by the current owners and offers spacious and flexible reverse level accommodation over two floors.

A generous entrance hallway guides you into the main reception rooms where you will find the kitchen at the rear, recently upgraded by our clients offering a generous range of cupboards with an integrated double oven and electric hob with space for a dish washer. There's ample space for cooking and dining and an abundance of natural light with open views to the rear. The living room enjoys the same aspect and is a great size with ample room for plenty of furniture and a feature electric fireplace. Also on this floor, you will find a further reception room which was converted from the original garage and is currently used as a utility/store room but could be a fourth bedroom or second living room.

You will also find a double bedroom at the front and a recently adapted shower room.

On the lower ground floor, you will find two further bedrooms, the larger of the two has built in storage and an outlook to the rear and the other has French Doors opening into the conservatory. You will find an additional shower room off from the hallway to service these two bedrooms.

Also, on the lower ground floor with doors opening into the garden, the Sunroom is a fantastic room, a peaceful area to enjoy a coffee whilst admiring the garden. The roof of the conservatory has recently been insulated making it useable all year round.

This property has oil central heating and upvc double glazing throughout. It was built in 2002 and is decorated and carpeted in modern, neutral colours.

Externally, there's parking for two cars on the brick paved driveway at the front with access to the rear. The rear garden is private, completely enclosed and low maintenance. There's plenty of borders to keep those green fingered buyers happy with astro turf and patio. In the corner, there's a Summer House.

In summary, this property offers flexibility, a deceptive amount of space and a peaceful location, walking distance to day to day amenities yet very quiet.

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Lounge
4.65m x 3.33m (15'3 x 10'11)

Kitchen Diner
5.08m x 3.51m (16'8 x 11'6)

Bedroom 4/Reception Room
5.46m x 2.64m (17'11 x 8'8)

Bedroom 2
3.20m x 2.82m (10'6 x 9'3)

Bedroom 1
3.73m x 3.28m (12'3 x 10'9)

Bedroom 3
2.95m x 2.74m (9'8 x 9'0)

Shower Room
2.46m x 1.85m (8'1 x 6'1)

Sun Room
4.80m x 3.43m (15'9 x 11'3)

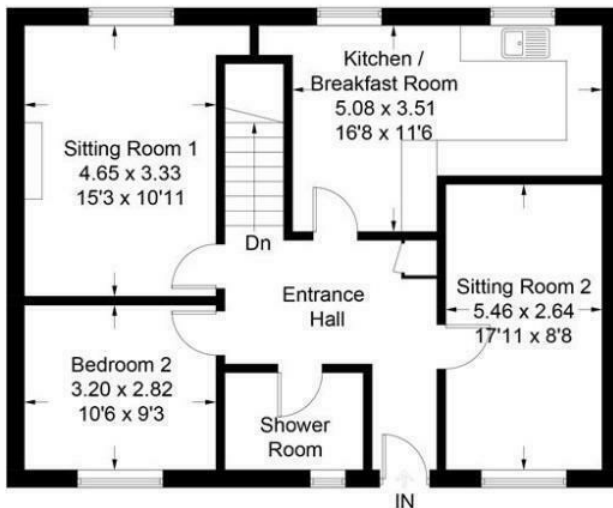
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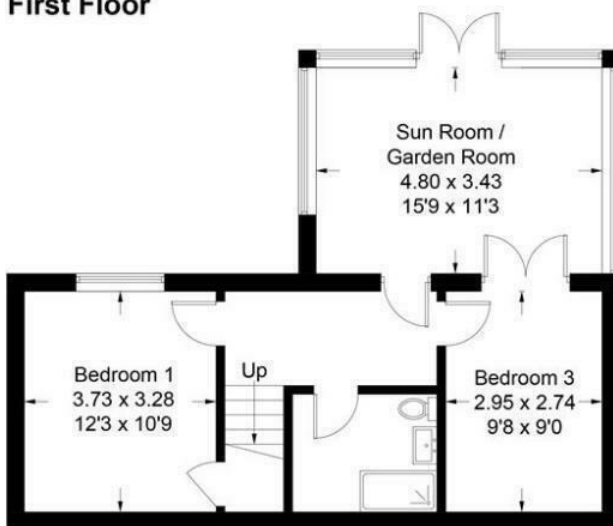
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FLOORPLAN:

Approximate Gross Internal Area = 129.5 sq m / 1394 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID586291)

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	75
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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