



13 Churchtown Road, St. Stephen
St. Austell

£375,000 Freehold

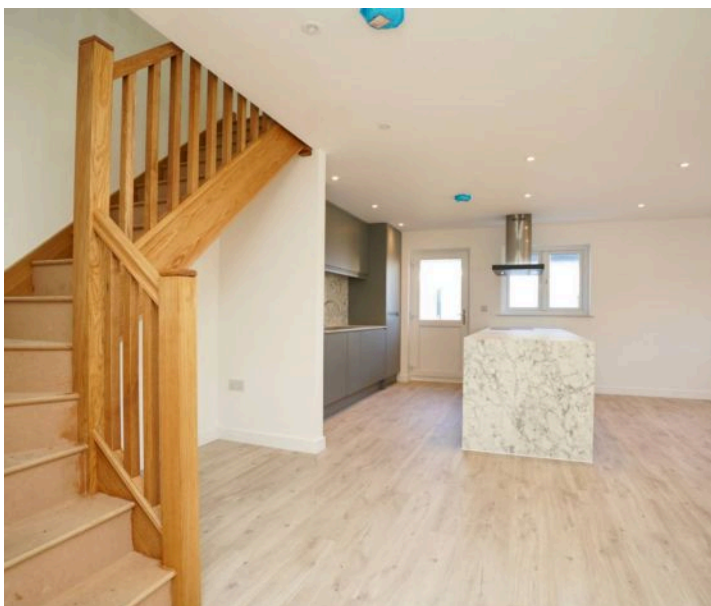


13 Churchtown Road

St. Stephen, St. Austell

Available for sale with 'No Onward Chain' is this stunning detached high specification brand new non estate home situated within a village location. The property has been constructed to a high standard with efficiency being very much in mind by our discerning developer client. The property has the benefit of a EPC -B rating and features air source heating with zoned under floor heating throughout the ground floor and radiators throughout the first floor. The property will also be sold with the benefit of a 10 year 'Buildzone' warranty for peace of mind.

The accommodation is unusually spacious throughout and is flooded with natural light across both the ground floor and first floor, this providing a real feeling of space throughout. The ground floor provides a full depth dual aspect open plan kitchen dining room, this lovely space being of a generous size, it benefits from zoned under floor heating and provides the perfect family or entertaining area. The kitchen has been finished in a range of handle less soft grey cushion close units with attractive low profile square edged working surfaces over and a range of fitted appliances, these appliances including a fridge freezer, oven, induction hob and cooker hood. The central island within the kitchen housing the induction hob with a floating style extractor hood over.



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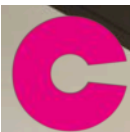
St. Stephen, St. Austell

The spacious living room is situated to the front of the property, this room once more flooded with natural light and benefitting from zoned under floor heating. The further ground floor accommodation includes an inner hall area and very useful ground floor cloakroom and utility space.

The first floor is another area where this property really stands out from similar homes. There is a spacious landing area with an oak handrail and balustrade, the landing providing access to the bedrooms and luxurious four piece bathroom. The three bedrooms are all very generous double bedrooms that really do offer that perfect family space.

The luxurious four piece bathroom really is something quite special and has been finished to a very high standard. The focal point within the bathroom being the freestanding 'stone bath' with wall mounted black taps over, this being a truly special addition to the space. The bathroom also provides a generous separate shower enclosure with matt black surrounds and rain shower over and circular twin sinks mounted on an attractive vanity unit with matt black fittings.





Externally the property features a smooth rendered finish with an attractive slate fronted porch to the front elevation, the white external finish being complimented by a dark grey finish to the windows, fascias and guttering. The property also benefits from a broad tarmac driveway that provides parking for two to three cars along with access to the good sized detached single garage.

A truly rare opportunity to purchase a high quality new home that is located within a non estate location close to the village amenities and nearby primary and secondary schools. The village also provides further amenities that include a village stores, community centre, doctors surgery, pharmacy, church and village pub.

Again the property is being offered for sale with 'No Onward Chain' and a viewing is very highly advised.

Council Tax band: TBC

Tenure: Freehold



Entrance Porch

A generous entrance porch that provides space for cloaks and shoe storage, light oak effect flooring with under floor heating, double glazed window to the front, access through to the open plan kitchen dining room.

Open Plan Kitchen Dining Space

19' 6" x 15' 9" (5.94m x 4.80m)

A stunning full depth dual aspect space that provides the contemporary modern kitchen and a generous family dining space. This space featuring light oak effect flooring with zoned under floor heating, double glazed window to the front and additional double glazed window to the side. The kitchen area comprises a modern range of grey cushion close units with low profile square edged working surfaces over, central peninsula with wrap around low profile working surface, this peninsula housing the fitted oven and five ring induction hob with a floating style induction hob over along with additional cupboard space set to either side, the additional units housing the integrated fridge freezer and inset 'granite' effect one and a half bowl sink and drainer unit. The dining area features provides ample space for a family sized dining area, open access to the kitchen and living areas, stairs with oak handrail and balustrade that ascend to the first floor landing.

Living Room

16' 5" x 12' 0" (5.00m x 3.66m)

A generous light and airy living space that is situated to the front of the property and is flooded with natural light. This space featuring a continuation of the light oak flooring with zoned under floor heating, double glazed window to the front, tv point, recessed LED ceiling spotlights.

Cloakroom/Utility

Oak panel door from the inner hallway area, modern contemporary fitted vanity unit to wall with low profile slate effect countertop, circular sink unit with matt black fittings, low level w.c with concealed cistern, plumbing for washing machine, extractor fan, recessed LED ceiling spotlights, matt black heated towel rail, extractor fan.

Inner Hall Area

Accessed from the kitchen dining area, continuation of the light oak flooring with underfloor heating, oak panel door to the ground floor cloakroom, double oak panel doors that open to a generous cloaks and airing cupboard. This cupboard providing useful cloaks space and also housing the hot water tank.

Landing

A spacious light and airy landing area that benefits from a large skylight that floods the area with natural light, oak handrail and balustrade, oak panel door to store cupboard, LED ceiling spotlights, radiator, further oak panel doors that open to the bedrooms and bathroom.

Bedroom One

17' 4" x 10' 1" (5.28m x 3.07m)

A very generous double bedroom that is situated towards the front of the property, this room enjoying views between rooftops to the countryside beyond. Oak panel door from the landing, radiator, recessed LED ceiling spotlights.

Bedroom Two

14' 10" x 10' 1" (4.52m x 3.07m)

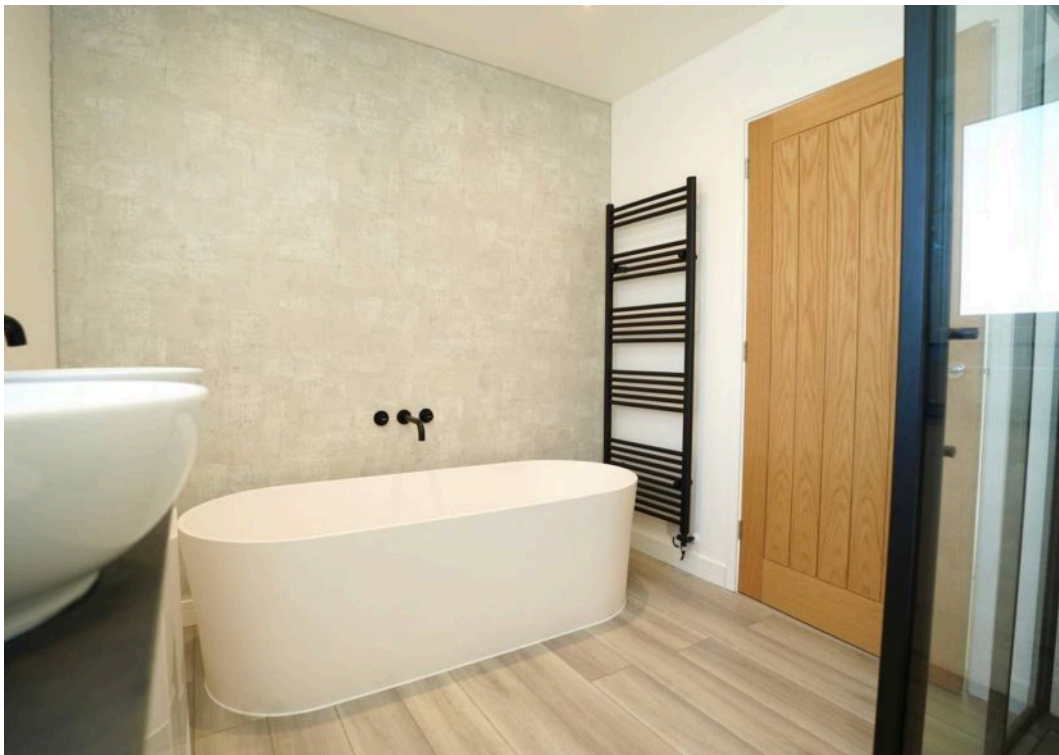
A second generous double bedroom that once more is set to the front of the property, this room once more enjoying views between rooftops to the countryside beyond. Oak panel door from the landing, double glazed window to the front, recessed LED ceiling spotlights, radiator.

Bedroom Three

A third generous double bedroom, this time set to the rear of the property. Oak panel door from the landing, double glazed window to the rear, recessed LED ceiling spotlights, radiator.

Bathroom

A spacious high quality four piece bathroom suite that provides a luxurious feel. The suite comprises a freestanding 'stone' double ended bath with matt black wall mounted recessed taps over, spacious separate shower enclosure with matt black framing, matt black mixer shower with handset and additional rain shower fitting over, fitted vanity unit to one wall with twin circular sinks set on countertop with matt black fittings, low level w.c, double glazed window set to the side, matt black heated towel rail, wall mounted LED mirror, extractor fan, light oak effect flooring.





GARDEN

The property has the benefit of an enclosed area of garden that is set to the side of the main house. This area of garden being enclosed by timber fencing to the front boundary. The garden also provides gated access out to the driveway along with a doorway that provides access to the garage.

GARAGE

Single Garage

A good sized single detached garage set to the side of the main property, roller door to the front, access to eaves space, double glazed door to the garden, power and light.

DRIVEWAY

2 Parking Spaces

The property has then benefit of a tarmac driveway that provides parking for two to three cars.





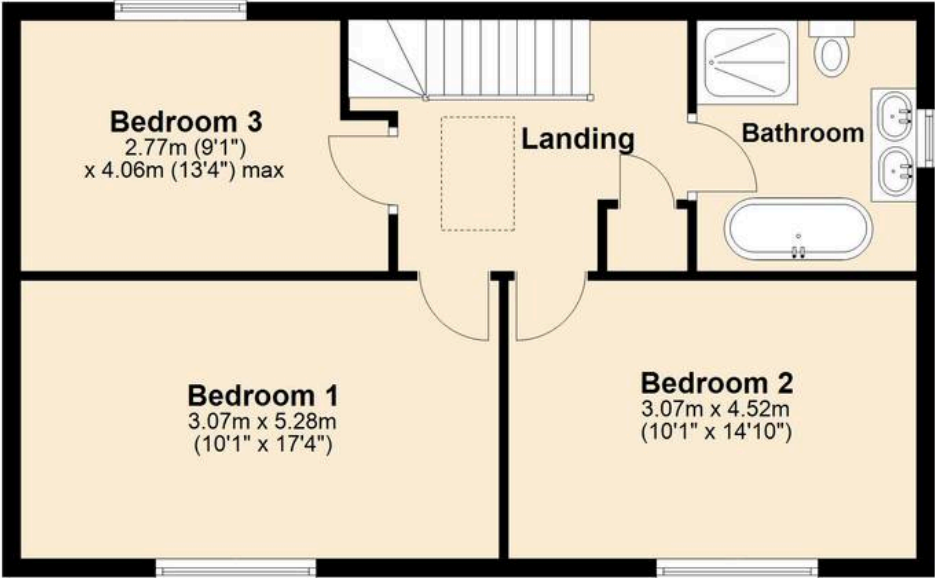
Ground Floor

Approx. 62.6 sq. metres (674.0 sq. feet)



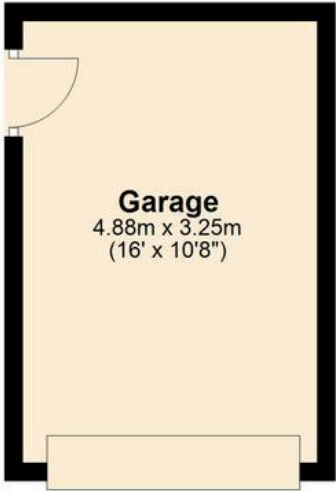
First Floor

Approx. 58.9 sq. metres (633.5 sq. feet)



Garage

Approx. 15.9 sq. metres (170.6 sq. feet)



Total area: approx. 137.3 sq. metres (1478.1 sq. feet)



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