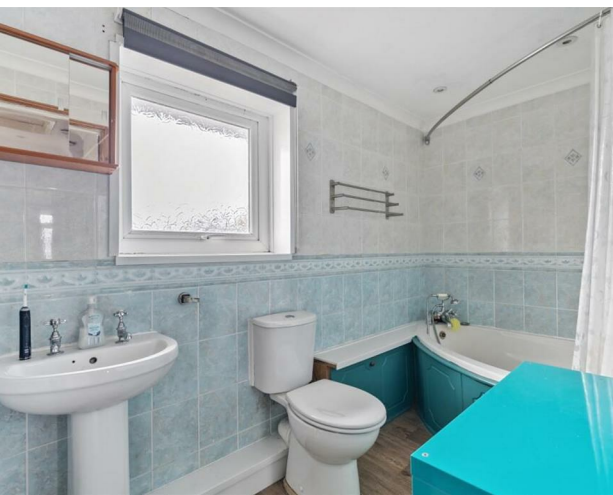


Moorland Meadows, Roche, St. Austell
Offers in excess of £270,000



10 Moorland Meadows, Roche, St. Austell, Cornwall, PL26 8JR

Offers in excess of £270,000

Council Tax Band: B

Nestled in the charming area of Moorland Meadows in Roche, St. Austell, this delightful semi-detached house offers a perfect blend of comfort and practicality. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The well-proportioned living areas span an impressive 1,367 square feet, providing ample room for relaxation and entertaining.

The property features a single bathroom, thoughtfully designed to cater to the needs of a busy household. The semi-detached layout ensures a sense of privacy while still fostering a friendly community atmosphere. Outside, there is convenient parking available for one vehicle, making daily life that little bit easier.

Moorland Meadows is a peaceful location, offering a serene environment while still being within easy reach of local amenities and transport links. This home presents an excellent opportunity for those looking to settle in a welcoming neighbourhood with a strong sense of community. Whether you are a first-time buyer or seeking a family home, this property is sure to impress with its spacious layout and desirable location. Don't miss the chance to make this lovely house your new home.

Kitchen

3.44m x 2.54m - 11'3" x 8'4"

As you step into this home, you'll immediately be drawn into the heart of the property—a large, open-plan kitchen, dining, and family living area. With patio doors at both the front and rear, along with dual aspect windows, the space is flooded with natural light, creating a warm and welcoming atmosphere. The high-gloss kitchen is both stylish and practical, featuring sleek base and wall units with designer handles, square-edge laminate worktops, and top-of-the-line appliances, including two integrated ovens, a glass electric hob, and a stainless-steel cooker hood. The black single bowl sink and drainer, with mixer tap, perfectly complement the modern design. A laminate floor runs throughout the space, adding to the contemporary feel, while ceiling spotlights illuminate the area and an electric wall heater ensures comfort all year round. This truly is the perfect setting for family living and entertaining.

Dining

Open Plan Dining Area/Kitchen

5.26m x 3.02m - 17'3" x 9'11"

Living

Living Room

5.5m x 3.54m - 18'1" x 11'7"

The living room, accessible from both the kitchen and the family living space through glazed internal doors, offers a bright and welcoming retreat. With plenty of natural light pouring in from large sliding patio doors that lead out into the back garden, as well as a window overlooking the garden, this room feels airy and open. Perfect for relaxing or entertaining, it also features a charming log burner, adding warmth and a cosy atmosphere during the colder months.

Living room 2

Bedroom

Bedroom 2

3.28m x 3.14m - 10'9" x 10'4"

The second bedroom is a generous double, offering a peaceful and comfortable space with views over the back of the property. This well-proportioned room is filled with natural light, making it a perfect retreat for relaxation. Whether used as a guest bedroom, home office, or for growing families, it provides ample space and a serene outlook.

Bedroom 3

2.57m x 2.36m - 8'5" x 7'9"

The third bedroom is a good-sized single, offering a cosy yet functional space with views over the front of the property. This room is perfect for a child's bedroom, a home office, or a guest room, providing plenty of natural light and a pleasant outlook.

Bedroom 1 Master

Bedroom 1

5.29m x 3.02m - 17'4" x 9'11"

The generously sized master bedroom offers a peaceful retreat with a window overlooking the back of the property, providing plenty of natural light. Equipped with an electric radiator for year-round comfort, this room also features fitted wardrobes with sliding doors, offering ample storage space. With plenty of room to personalise, the master bedroom provides a blank canvas for your own design ideas. In addition, the sliding doors reveal a hidden access to the dressing room, which is currently being used as a home office, offering versatile potential to suit your lifestyle needs.

Office

Dressing Room/Office

3.51m x 3.02m - 11'6" x 9'11"

Tucked away behind the sliding wardrobe doors in the master bedroom, the hidden dressing room offers a surprising bonus space currently used as a home office. Bathed in natural light from the large window overlooking the front of the house, this room is both bright and airy, providing an ideal space for working, studying, or as a personal dressing area. Its versatility makes it perfect for adapting to your needs.

Bathroom

This fully tiled family bathroom is a functional and welcoming space, enhanced by natural light from the frosted window. Featuring a corner bath with a bath-shower mixer tap and shower curtain, it provides both a relaxing bath and a convenient shower option. The suite also includes a WC and a basin with pillar taps, along with an electric towel radiator for added comfort. An extractor fan ensures the room remains fresh and well-ventilated.

Garden

Large garden to the rear

Bedroom 4

2.6m x 2.36m - 8'6" x 7'9"

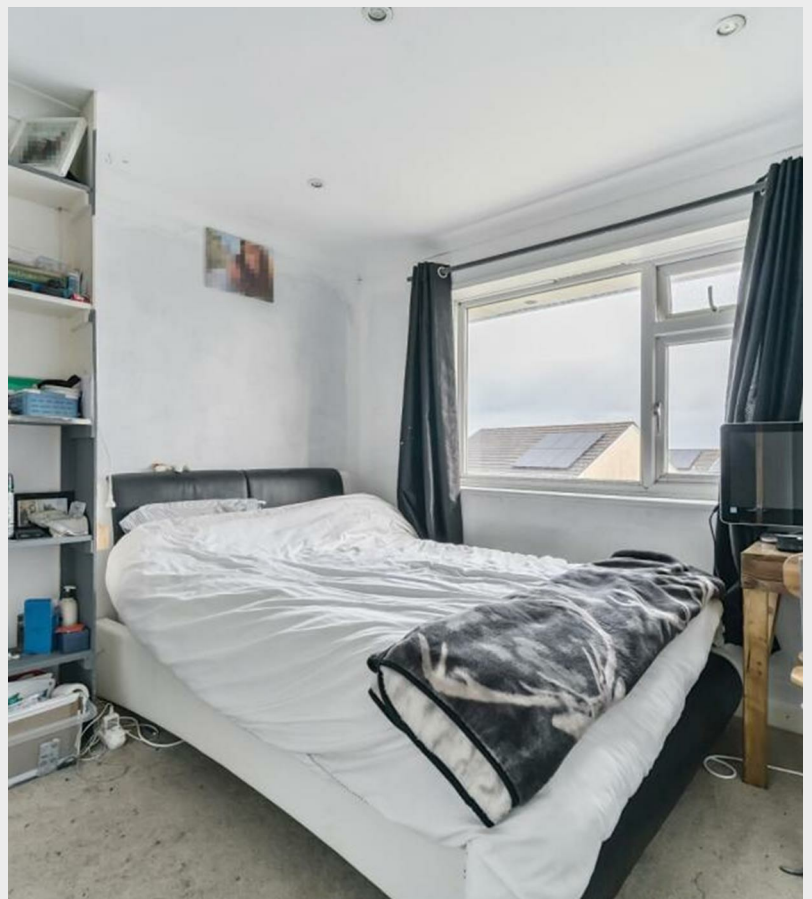
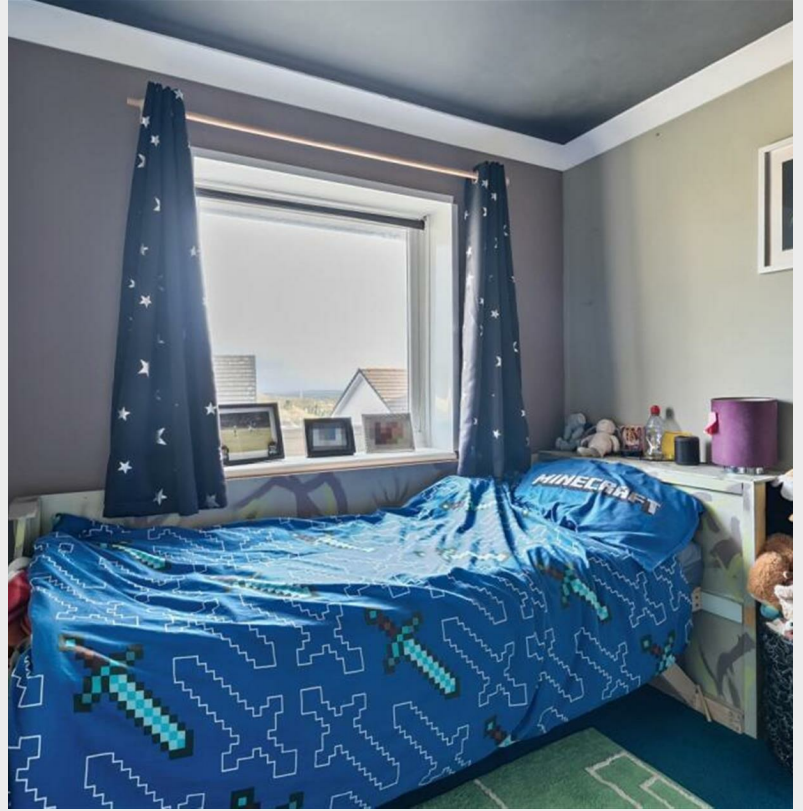
The fourth bedroom is a good-sized single, offering a quiet and comfortable space with views over the rear of the property. Filled with natural light, it's perfect for a child's room, a guest bedroom, or even as a home office or study. Its peaceful location at the back of the house ensures privacy and tranquillity, making it a versatile and practical addition to the home.

Garage

5.76m x 2.96m - 18'11" x 9'9"

The integral garage, accessed from the front of the house, offers a large, versatile space with plenty of potential for a variety of uses. Equipped with electricity and plumbing for a washing machine, it includes a

dedicated area for laundry, making it a practical addition to the home. The garage also features a side window, allowing natural light, as well as an up-and-over garage door for easy access. Additionally, there's ample storage space in the apex of the garage roof, perfect for keeping items organised. Whether you need extra storage, a workshop, or the potential to convert it for other uses, this garage is a valuable feature with plenty of opportunities.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

