



Haddon Way
Carlyon Bay
St. Austell
PL25 3QG

Asking Price £800,000

- Popular Residential Location
 - Open Plan Living
 - Move In Ready Condition
 - Landscaped Garden
- Connected To All Mains Services
 - Ample Parking And Garage
- Walking Distance To The Beach
 - Council Tax Band F
 - Scan QR For Material Information



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Tenure - Freehold

Council Tax Band - F

Floor Area - 2454.00 sq ft



4



3



2



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Property Description

Millerson Estate Agents are thrilled to bring to present this executive, four double bedroom detached family home, situated within the popular area of Carlyon Bay, to the market. Having been well cared for by its current owners, this property is in immaculate condition and boasts bright and airy rooms throughout - a perfect home for growing families or those looking for ground floor living due to the property's design.

Architecturally and thoughtfully designed throughout, the ground floor provides a versatile living space with high ceilings and large windows, flooding the rooms with light. Comprising of three bedrooms - two of which benefit from en-suite bathrooms as well as a stylish and contemporary family bathroom, the real show stopper of the home is the open plan kitchen/diner which leads into the spacious lounge - providing ample space for all the family. Walking up the handmade oak staircase, you will find a further bedroom along with a study which could easily be made into a fifth bedroom if required and also a cloakroom.

Outside you will find a private South facing rear garden which is mostly laid to lawn with some decked and paved areas. The garden is a great area to enjoy the Cornish sunshine as it not overlooked by neighbouring properties and benefits from having an infinity style free flowing stream, a covered BBQ area and separate summer house. Further advantages include outside lighting, plug sockets and also a log store. There is off road parking for multiple vehicles.

The property is connected to all mains services with the central heating having been upgraded in February 2020 (3 years remaining under warranty) and can all be controlled via an app. Viewings are highly recommended to appreciate the full extent of this property.

Location

Haddon Way is situated approximately half a mile from the popular beach of Carlyon Bay. Carlyon Bay offers a range of amenities including general store/post office and takeaways. Carlyon Bay 18-hole Championship Golf Course is also less than half a mile away. The property is situated within the popular catchment area of Charlestown Primary School and Penrice Secondary School. The recently regenerated town of St Austell is situated approximately two miles away and offers a wide range of retail outlets, public library, primary and secondary schools, mainline railway station and leisure centre. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

The Accommodation Comprises

(All dimensions are approximate)

Entrance Porch

12'0" x 6'1" (3.68m x 1.86m)

Double glazed windows to the front aspect. Skimmed ceiling. Coving. Spotlights. Ample plug sockets. Oak effect laminate flooring. Door leading into the

Hallway

Skimmed ceiling. Coving. Spotlights. Smoke sensor. Nest smart heating controls. Radiator. Ample plug sockets. Skirting. Carpeted flooring. Handmade oak staircase leading upstairs. Doors leading to the:

Kitchen/Diner

26'0" x 24'7" (7.94m x 7.51m)

Maximum measurements taken. L-shaped.

Kitchen

Double glazed window to the side aspect. Skimmed ceiling. Coving. Spotlights. A range of wall and base fitted oak effect units with quartz work surfaces. Six ring gas range master with extractor over. Two integrated dishwashers. Space and plumbing for American styled fridge freezer. Stainless steel sink with drainer. Integrated plate warmer. Storage cupboard. Ample plug sockets. TV point. Under floor heating. Ceramic marble effect flooring. Opening into the

Diner

Double glazed sliding doors leading out to the rear garden. Skimmed vaulted ceiling with LED lighting. Air conditioning unit. Further units with quartz work surfaces and wash basin. Thermostat. Under floor heating continues. Ceramic marble effect flooring. Opening leading into the

Living Room

19'10" x 16'10" (6.06m x 5.15m)

Skimmed ceiling. Coving. Smoke sensor. Built in log burner with granite hearth and mantle. Two radiators. Ample plug sockets. Broadband point. Skirting. Carpeted flooring. Double doors leading back into the entrance hall.

Bedroom One

20'2" x 17'7" (6.16m x 5.36m)

Maximum measurements taken.

Two double glazed windows to the rear aspect. Skimmer ceiling. Coving. Spotlights. Smoke sensor. Built in wardrobes with LED lighting. Built in storage cupboard. Ample plug sockets - some of which benefit from USB points. TV and broadband point. Skirting. Carpeted flooring. Double glazed sliding door leading out to the rear garden.

Bedroom One En-suite

10'8" x 6'7" (3.27m x 2.01m)

Frosted double glazed window to the side aspect. Skimmed ceiling.



Coving. Extractor fan. Spotlights. Double shower cubicle with waterfall showerhead and additional detachable head. Jacuzzi styled bath. Wash basin with mixer tap and storage below. WC with push flush. Heated towel rail. Shaver point. Floor to ceiling marble effect tiles.

Bedroom Two

11'8" x 9'9" (3.58m x 2.98m)

Double glazed window to the side aspect. Skimmed ceiling. Coving. Radiator. Ample plug sockets. TV point. Skirting. Carpeted flooring. Door leading into the

En-suite Bathroom

9'8" x 6'0" (2.95m x 1.85m)

Frosted double glazed window to the side aspect. Skimmed ceiling. Spotlights. Extractor fan. Bath with Mira shower over. Vanity unit with ample storage and wash basin with mixer tap. WC with push flush. Heated towel rail. Tiling around water sensitive areas. Radiator. Skirting. Tiled flooring.

Inner Hallway

Skimmed ceiling. Spotlights. Skirting. Laminate flooring. Doors leading to:

Bedroom Three

11'4" x 10'7" (3.46m x 3.25m)

Double glazed window to the front aspect. Skimmed ceiling. Coving. Radiator. Ample plug sockets. Skirting. Laminate flooring.

Family Bathroom

10'2" x 6'10" (3.11m x 2.10m)

Frosted double glazed window to the side aspect. Skimmed ceiling. Coving. Spotlights. Extractor fan. Shower cubicle with waterfall shower head and additional detachable head. Freestanding bath with waterfall mixer tap and detachable shower head. Wash basin with mixer tap. WC with push flush. Heated towel rail. Illuminated mirror. Tiling around water sensitive areas. Tiled flooring.

Utility Room

10'9" x 3'8" (3.30m x 1.14m)

Frosted double glazed window to the front aspect. A range of wall and base fitted units with oak effect work surfaces. Plumbing for freestanding washing machine. Radiator. Ample plug sockets. Skirting. Laminate flooring.





Haddon Way, Carlyon Bay, St. Austell, PL25 3QG

First Floor

Two Velux windows. Skimmed ceiling.

Bedroom Four

12'11" x 10'0" (3.95m x 3.07m)

Two Velux windows to the rear aspect. Skimmed ceiling. Spotlights. Smoke sensor. Two built in cupboards. Radiator. Ample plug sockets. TV point. Skirting. Carpeted flooring.

Snug/Study

24'3" x 12'0" (7.41m x 3.66m)

Double glazed window to the side aspect benefitting from distant countryside views. Spotlights. Smoke sensor. A range of fitted units providing an ideal working space. Built in cupboard. Radiator. Ample plug sockets. TV and phone points. Skirting. Carpeted flooring.

Cloakroom

7'3" x 3'8" (2.23m x 1.14m)

Velux window to the rear aspect. Skimmed ceiling. Extractor fan. Wash basin. WC with push flush. Built in storage cupboards. Shaver point with light. Plug sockets. Skirting. Vinyl flooring.

Outside

To the front- Curved driveway with two entrances /in-out style providing off road parking for multiple vehicles. Outside light. Side access.

To the rear- Private South facing garden which is mostly laid to lawn with some decked and paved areas. Working infinity style free flowing stream. Covered BBQ area including lighting and power. Summer house and additional storage. Log store. Outside tap.

Summer House

11'1" x 10'8" (3.40m x 3.26m)

Skimmed ceiling. Coving. Spotlights. Ample plug sockets. Behind the summer house you will find additional storage which benefits from lighting and power and measures approximately 3.45m x 1.25m.

Garage

18'0" x 8'0" (5.51m x 2.45m)

Roller door. Access into loft space. Smoke sensor. BAXI boiler housed. Hot water tank. Plumbing available. Ample plug sockets.





Parking

There is off road parking for multiple vehicles.

Agents Note

A new EPC for this property has been ordered and will be updated on the listing once received.

Services

The property is connected to all mains services with the hot water system and boiler being upgraded in 2020 and controllable via an app. The property falls under Council Tax Band F.

Material Information

Verified Material Information

Council tax band: F

Council tax annual charge: £3383.66 a year (£281.97 a month)

Tenure: Freehold

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Air conditioning, Double glazing, Underfloor heating, and Wood burner

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access, Wide doorways, and Lateral living

Coal mining area: No

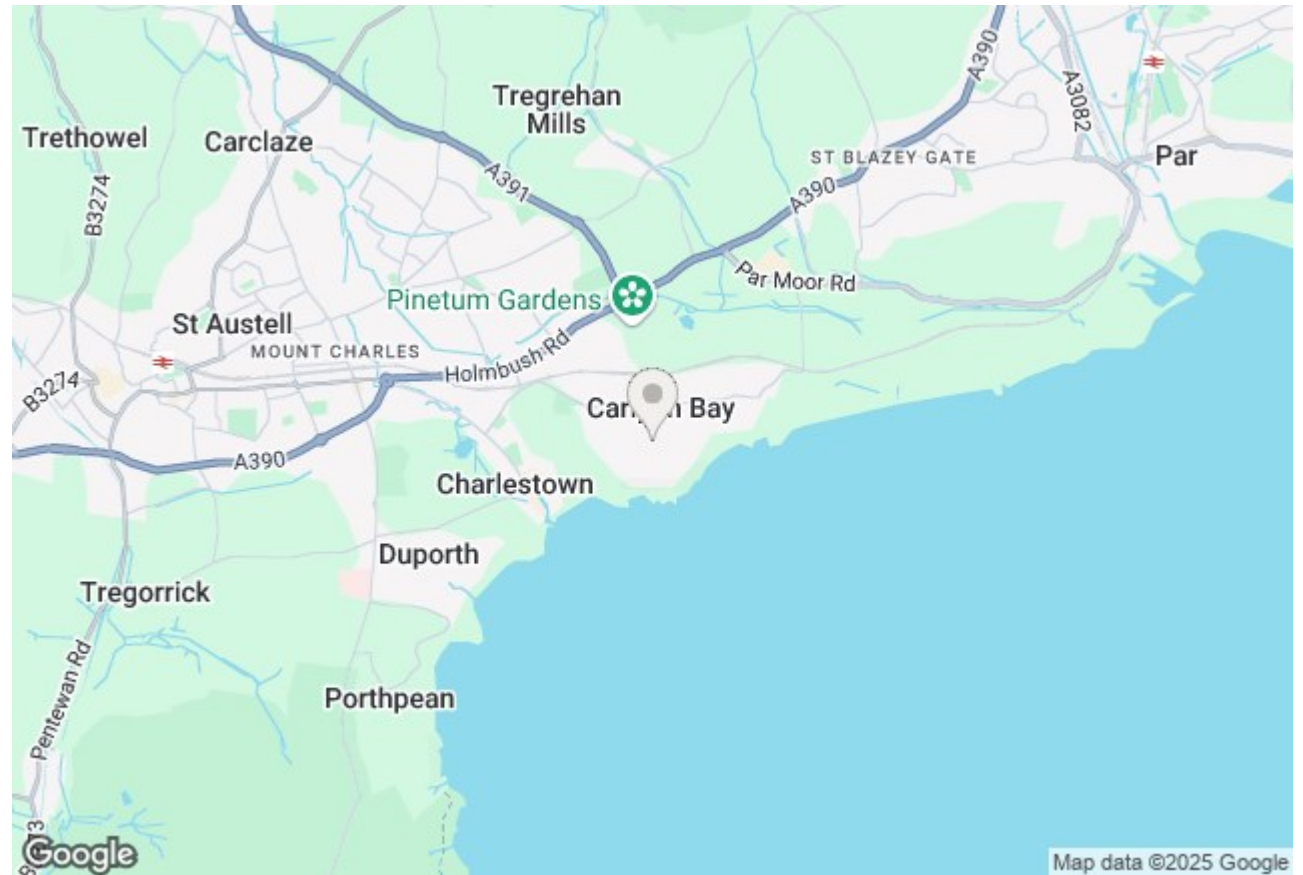
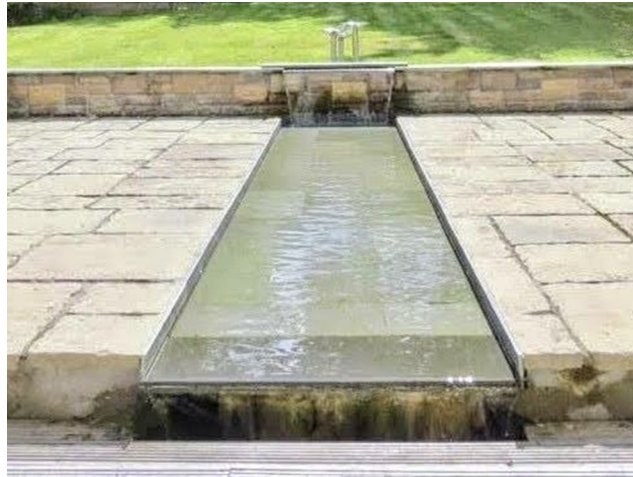
Non-coal mining area: Yes

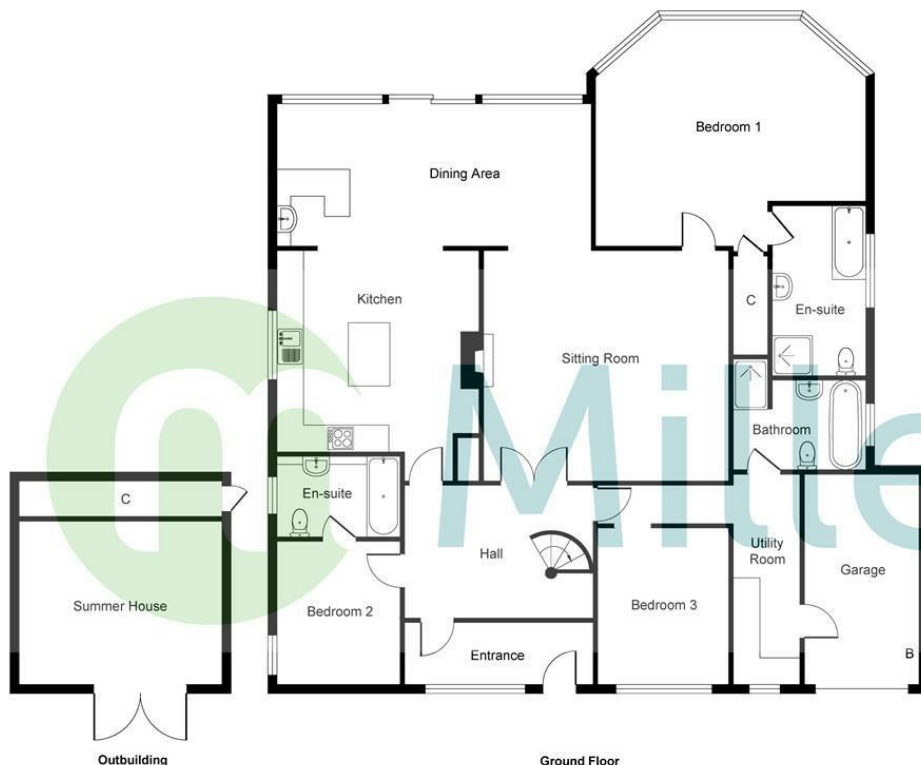
Energy Performance rating: C

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Ground Floor



First Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Directions To Property

From the roundabout at Mount Charles proceed along the A390 towards Holmbush and Par and after passing the turning for the Tesco Superstore turn right at the traffic lights onto Holmbush Arch Road. Passing under the bridge take the first left at the roundabout onto Crinnis Road, continue along passing Charlestown Primary School and merge onto Beach Road. Shortly before passing the row of shops take the right hand turn on to Chatsworth Way and the first left afterward on to Haddon Way. Continue along this road where you will then find the property located on your right hand side and a member of the Millerson team will be there to meet you.

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