

**EXTENDED  
HOUSE**

**£290,000**



## **MANOR VIEW PAR PL24 2EL**

### **IMPRESSIVE 4/5 BEDROOM HOUSE**

A FABULOUS MOVE-IN READY FAMILY HOME with generous accommodation throughout and located in the popular coastal village of Par. Every room is tastefully decorated and immaculately presented, so if you're not good at DIY or want to spend more time with the family this property gets a great big tick! Even better, the owners have secured their onward purchase, so minimal chain

In brief the property comprises: Entrance Hall, Lounge, Kitchen/Dining Room, Snug/Bedroom 5, Shower Room, Utility and to the first floor; 4 Bedrooms (Principal with En Suite) and Family Bathroom. The property benefits from gas central heating with gardens to the front and rear and off road parking.

**EARLY VIEWING HIGHLY RECOMMENDED**

### **Key Features**

Immaculately  
Presented

4/5 Bedrooms  
Principal with En Suite

Shower Room PLUS  
Family Bathroom

Well Appointed  
Quality Kitchen

Gardens Front & Rear

Driveway Parking

## About The Property and Location

Manor View is a highly regarded and established estate with this property on a small side road from the entrance. Extended in recent years to provide additional accommodation, this family size home is superbly presented throughout with generous accommodation. There are 4 bedrooms to the first floor, with a further bedroom to the ground floor with its own shower room. Alternatively this room would also be ideal as a separate lounge area/snug for the larger family or as a home office. The first floor extension provides a generous Principal Suite with its own landing entrance, private to the other bedrooms. Viewing is highly recommended for this property, which we are sure will appeal to a good many given the excellent space, so don't miss out – book your viewing! In the centre of the village there are a good range of local amenities with the sandy beach of Par just a short distance. Four miles distant is the market town of St Austell which offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of public houses.

## ACCOMMODATION COMPRISES:

(All sizes approximate)

### Entrance Hall

uPVC double glazed door. Stairs to the first floor. White panel doors to the Lounge and Snug/Bedroom 5.

### Lounge

#### 14' 9" x 12' 10" (4.5m x 3.9m)

A superb room with generous natural light provided by the uPVC box bay window with elevated views over the front lawn. Cornish stone fireplace with Spanish slate hearth and mantel and incorporating a multi-fuel burner installed by Charlestown Woodburners. Understairs storage cupboard with consumer unit. Gas central heating radiator. White panel door to:

### Kitchen/Dining Room

#### 15' 9" x 10' 10" (4.8m x 3.3m)

For those who admire a quality well-appointed kitchen this property has modern gloss wall, base and drawer units in cream with ash effect worktops over. Built-in appliances include: electric oven and gas hob with curved glass and stainless steel extractor over, fridge, 2-bin store, dishwasher and discreet pull-out workstation, plus a pull out carousel space saver and one and a half-bowl stainless steel sink. uPVC double glazed window to the rear with uPVC double glazed French doors from the dining area to an enclosed private patio with terrace. Central heating radiator. To the kitchen area there are Spanish wall tiles and wood effect vinyl flooring.

### Snug/Playroom/Office/Bedroom 5

#### 11' 10" x 8' 2" (3.6m x 2.5m)

This room is part of the extension and has an endless list of uses depending on your family. uPVC double glazed window to the front. White panel doors to utility and shower room.

### Shower Room

Elegantly presented with low level WC. Feature inset arch with shelves, mirror and lighting. Pedestal wash hand basin. Shower cubicle. Modern style vinyl flooring and heated towel rail.

### Utility Room

#### 8' 2" x 7' 10" (2.5m x 2.4m) max

uPVC double glazed door to the rear garden plus uPVC double glazed window. Space and plumbing for a washing machine and tumble dryer with worktops over plus wall unit storage cupboards. Space for upright freezer. Vinyl flooring. Central heating radiator.

### First Floor Landing

White balustrade to the stairs and landing leading to the Principal Suite on the left, with the bathroom to the centre and remaining bedrooms to the right-hand side with decorative arch. Airing cupboard with Worcester Combi Boiler (annually serviced) and shelving.

### Principal Bedroom

#### 13' 9" x 11' 10" (4.2m x 3.6m)

Accessed via a private landing with velux roof light, a white panel door gives access to the bedroom. uPVC double glazed window to the front elevation. Central heating radiator. White panel door to:

### En Suite Shower Room

uPVC double glazed window to the rear elevation. Low level WC. Pedestal wash-hand basin. Double shower cubicle with glazed sliding doors. Wood effect flooring. Heated towel rail.

### Family Bathroom

#### 7' 3" x 5' 11" (2.2m x 1.8m)

uPVC double glazed window to the rear elevation. White suite comprising low level WC, pedestal wash hand basin and bath with shower over. Central heating radiator. Fully-tiled walls incorporating a tiled vanity shelf. Vinyl flooring.

### Bedroom 2

#### 14' 1" x 9' 6" (4.3m x 2.9m)

uPVC double glazed window to the rear elevation. Gas central heating radiator.

### Bedroom 3

#### 11' 6" x 8' 6" (3.5m x 2.6m)

uPVC double glazed window to the front elevation. Gas central heating radiator.

### Bedroom 4/Study

#### 8' 2" x 7' 3" (2.5m x 2.2m)

uPVC double glazed window to the front elevation. Space saving white panel sliding door. Central heating radiator.

### Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange a viewing or for further information, please call 01726 73483.



**Lounge**



**Snug/Playroom/Bedroom 5**



**Kitchen**



**Dining Area**



**Principal Bedroom**



**Principal En Suite**



**Bedroom 2**



**Front Lawn**

## Exterior & Parking

To the front of the property is a generous area of lawn with established shrubs and fruit trees. In addition there is a wooden shed and a greenhouse. Paved steps lead to the front door. To the rear is a fenced parking area with gated access and steps to the uPVC double glazed French doors which in turn lead to the kitchen. The rear garden is elegantly tiered with Cornish stone walls, slate steps and a further shed. A slate shingle seating area with flower borders and a further slated seating area, all impeccably presented.

## Additional Information

### EPC 'C'

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Council Tax Band 'B'

**Services** – Mains Electric, Gas and Drainage

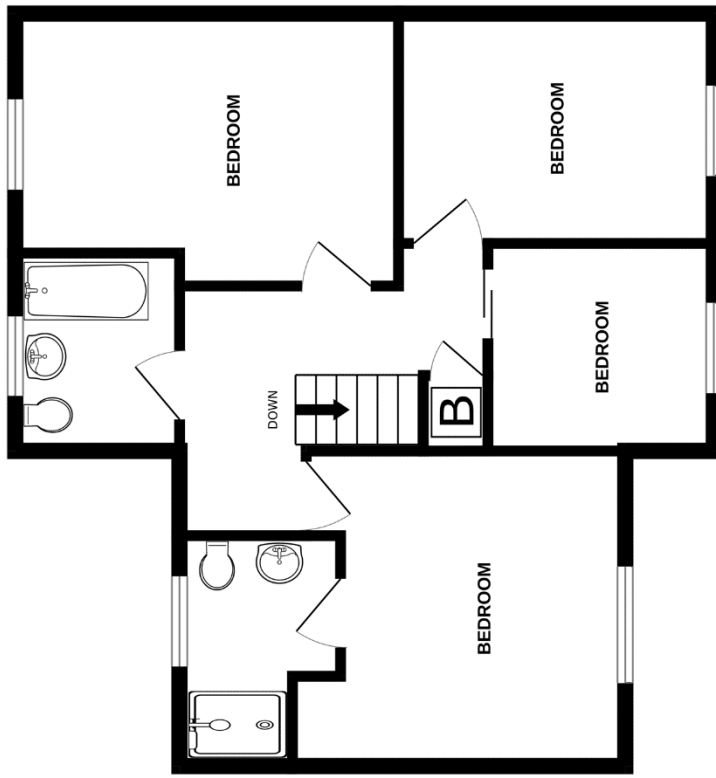
**Two Storey Conversion and Extension** – Approx 2011

**Property Age** – 1980s

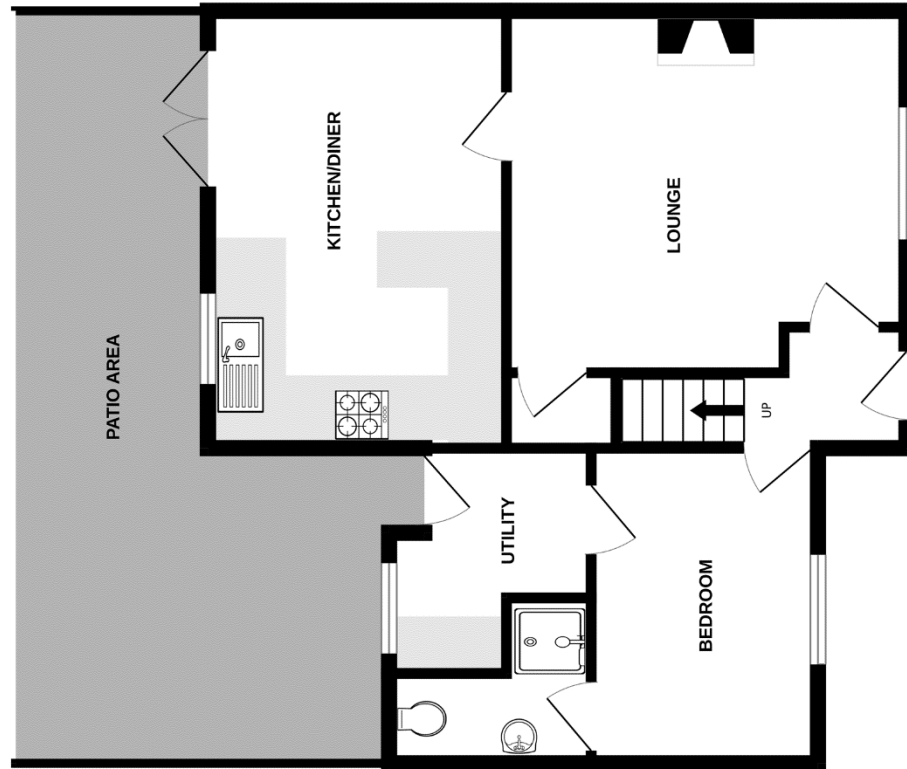
**Tenure** - Freehold



1ST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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