

**SEMI-DETACHED**

**£300,000**



## **HALLANE ROAD ST AUSTELL PL25 3EL**

### **EXTENDED 4 BEDROOM SEMI**

Even Dr Who would be impressed! This tardis like property is very clever at hiding its spacious interior until you walk in ...

The property offers generous living space with a lounge, dining room, sun room and a spacious kitchen/breakfast room. The downstairs shower room adds convenience, with a family bathroom upstairs. With four bedrooms, there is plenty of room for a growing family or guests.

Outside, you'll find a garage for additional storage or parking. Don't miss out on the opportunity to make this house your forever home and remember – never judge a book by its cover!

**VIEWING HIGHLY RECOMMENDED**

### **Key Features**

4 Bedrooms

3 Reception Rooms  
PLUS  
Kitchen/Breakfast  
Room

Downstairs Shower  
Room & Upstairs  
Bathroom

Garage

Close to Schools  
and Amenities

## About The Property and Location

Hallane Road is a popular residential estate located close to amenities. The property has been extended to create generous living space and benefits from 4 bedrooms. Within a short distance there are supermarkets, independent shops and primary schools. The town centre is approx 1 mile distant and 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. Close by is the picturesque historic port of Charlestown, the backdrop to many films and period dramas, with delightful restaurants. Also within a short distance is the captivating Lost Gardens of Heligan and of course the world famous Eden Project.

## ACCOMMODATION COMPRISES:

(All sizes approximate)

### Entrance Hall

uPVC double glazed front door with glazed side panel. Central heating radiator. Stairs to first floor. Double doors into:

### Lounge

#### 13' 9" x 11' 2" (4.2m x 3.4m)

uPVC double glazed window to the front elevation. Wood fire surround with electric coal effect fire. Ceiling light and wall lights. Opening into:

### Dining Room

#### 15' 9" x 10' 6" (4.8m x 3.2m)

Central heating radiator. Door to understairs cupboard. uPVC double glazed patio doors to the sun room. Arch and step down into the kitchen/breakfast room.

### Sun Room

#### 11' 6" x 9' 10" (3.5m x 3.0m)

Currently used as an art studio. Central heating radiator. uPVC double glazed windows to the side. uPVC double glazed patio doors leading to the garden. Tiled floor. Pine door to the shower room.

### Shower Room

uPVC double glazed window. Low level WC. Wash-hand basin. Shower with folding glazed door. Heated towel rail. Tiled floor.

### Kitchen/Breakfast Room

#### 15' 5" x 10' 6" (4.7m x 3.2m)

Generous natural light from the three uPVC double glazed windows. Traditional wood wall and base units with worktops over incorporating a one and a half bowl stainless steel sink. Space for cooker with extractor over. Space and plumbing for a washing machine and dishwasher. Space for upright fridge, upright freezer and tumble dryer. Wood effect vinyl flooring. Two ceiling lights. uPVC double glazed door to the garden.

### First Floor Landing

Antique pine doors to all bedrooms and bathroom. Access to the loft.

### Bedroom 1

#### 14' 1" x 9' 10" (4.3m x 3.0m)

uPVC double glazed window to the rear with town and sea views. Central heating radiator.

### Bathroom

Modern bathroom with p-shaped bath and waterfall shower over and separate hair wash shower. Curved glazed screen. Vanity unit incorporating low level WC and wash-hand basin. Fully-tiled walls. Vinyl flooring.

### Bedroom 2

#### 12' 10" x 8' 6" (3.9m x 2.6m)

Currently used as an office. uPVC double glazed window to the front elevation. Central heating radiator. Wood effect laminate flooring.

### Bedroom 3

#### 9' 6" x 9' 2" (2.9m x 2.8m)

uPVC double glazed window with sea views. Built-in full width wardrobes with sliding doors. Central heating radiator. Exposed varnished floorboards.

### Bedroom 4

#### 9' 6" x 6' 11" (2.9m x 2.1m) max

uPVC double glazed window to the front. Over-stairs built-in storage cupboard. Central heating radiator.

### Exterior

The property is approached via a path with a side gate leading to the rear garden. The garden benefits from an area of lawn with established shrubs, patio seating area, garden shed and a shingle area for bin/recycling storage. Outside tap.

### Garage and Parking

#### 17' 1" x 8' 6" (5.2m x 2.6m)

To the front of the property is on street parking with the property also benefitting from a garage with power and light in a block of three with parking to the front.

### Additional Information

#### EPC 'D'

#### Council Tax Band 'B'

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

**Property Age** – 1970s

**Property Extension** – 1990s

**Tenure** – Freehold

### Floor Plans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.

### Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01726 73483.





**Lounge**



**Dining Room**



**Kitchen**



**Sun Room**



**First Floor Landing**



**Bedroom One**

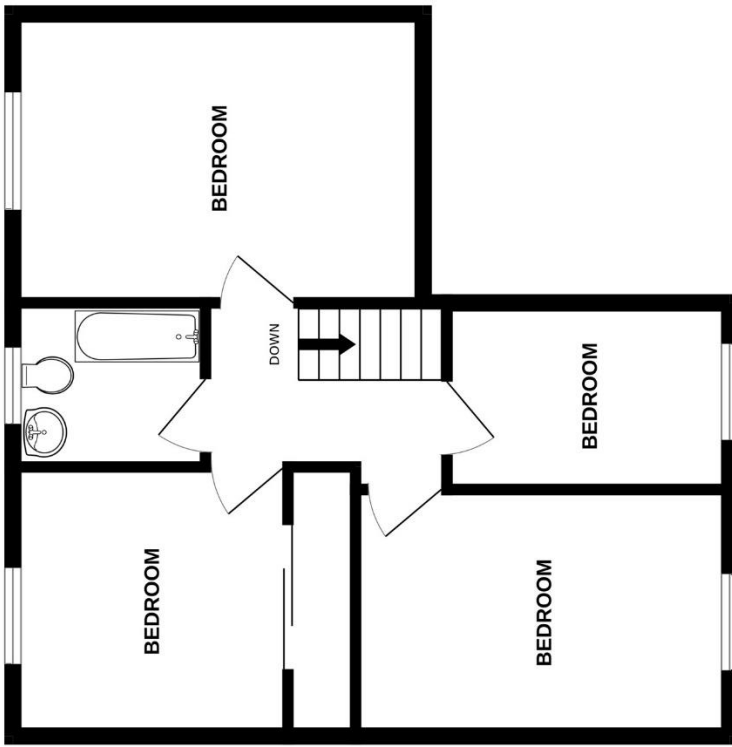


**Bedroom Three**




**Garden**

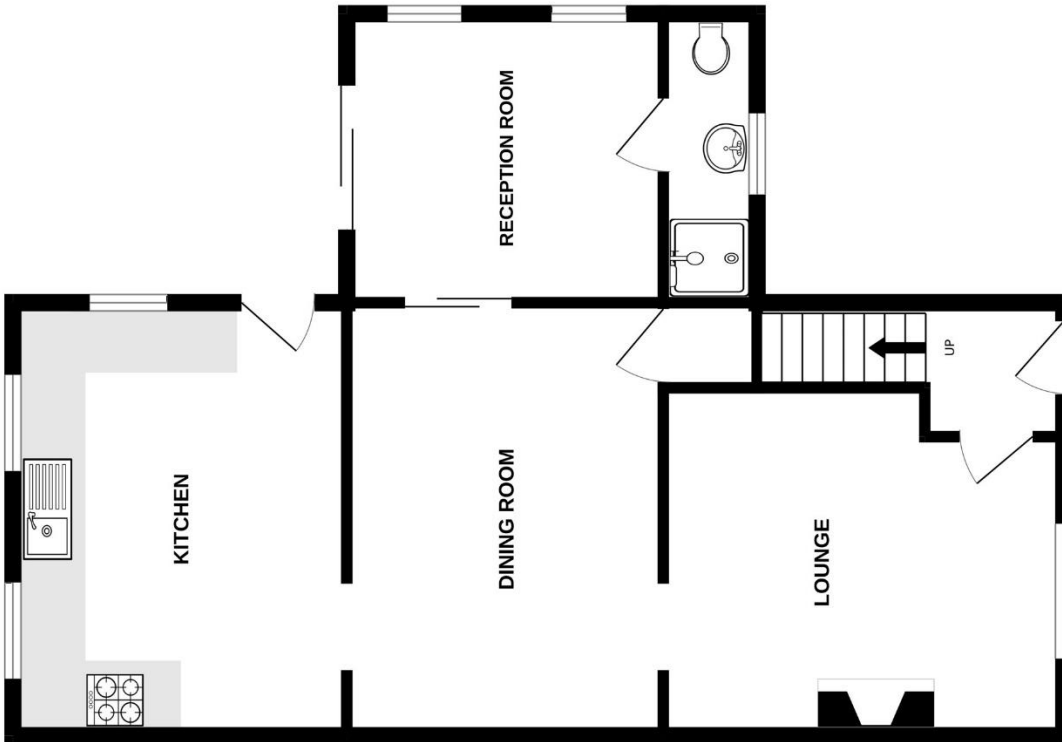
1ST FLOOR



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		<b>82</b>
69-80 <b>C</b>		
55-68 <b>D</b>	<b>68</b>	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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