



KILLYVARDER WAY ST AUSTELL PL25 3DJ

3 BEDROOM DETACHED HOUSE

For those seeking a home with generous living space on a popular residential estate, this well-proportioned 3 bedroom detached house is a must view. Close to amenities and schools this property offers convenience and comfort all in one. Available with no onward chain, don't miss the opportunity to make this house your new home!

In brief the property comprises: Entrance Porch, Lounge, Kitchen/Family Room, 3 Bedrooms and Bathroom. The property also benefits from gas central heating, front and rear gardens, garage and parking.

VIEWING HIGHLY RECOMMENDED

*** NO ONWARD CHAIN ***

Key Features

Detached 3 Bed House

Well-Proportioned
with Generous Living
Space

Front and Rear
Gardens

Close to Amenities

Gas Central Heating

Garage & Parking

About The Location

Killyvarder Way is a popular residential estate, close to amenities including schools and providing easy access. The town centre is just 1 mile away 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.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Porch

uPVC double glazed sliding door. Wood door and glazed side panel into:

Lounge

18' 8" x 13' 9" (5.7m x 4.2m)

A good size room with uPVC double glazed window to the front elevation. Two central heating radiators. Brick fireplace with electric fire and extended mantle with built-in storage cupboard with glazed doors. Stairs to first floor. Arch into:

Kitchen/Diner/Family Room

18' 8" x 14' 1" (5.7m x 4.3m)

A well-proportioned kitchen/entertaining space with the kitchen area benefitting from a range of wall and base units with worktops over incorporating a one and a half bowl stone effect sink and drainer. Space for a cooker. Space and plumbing for both a washing machine and a dishwasher. Space for a large fridge/freezer. Generous walk-in understairs storage/pantry cupboard and housing the Worcester combi-boiler (annually serviced). Central heating radiator. uPVC double glazed window to the rear plus a uPVC double glazed door and side panel giving access to the garden. Part-tiled walls. Vinyl flooring.

First Floor Landing

Generous landing with doors to all rooms. Double airing cupboard.

Bedroom 1

14' 1" x 12' 10" (4.3m x 3.9m) max

uPVC double glazed window to the front elevation. Range of fitted wardrobes and drawers plus dressing table area with additional drawers. Central heating radiator.

Bedroom 2

12' 2" x 10' 2" (3.7m x 3.1m)

Plus Door Recess

uPVC double glazed window to the rear elevation. Central heating radiator.

Bedroom 3

8' 10" x 8' 6" (2.7m x 2.6m)

uPVC double glazed window to the front elevation. Central heating radiator.

Bathroom

uPVC double glazed windows to both the rear and side elevations. Bath with shower over, pedestal wash-hand basin, low level WC. Fully-tiled walls. Central heating radiator.

Exterior


To the front of the property is an area of lawn with fencing and pedestrian gate with path leading to the entrance door and side of the property giving access to the garden at the rear. To the rear is an enclosed garden with a patio seating area accessed from the family room, lawn and garden shed.

Garage and Parking

This property benefits from a single garage in a block with parking to the side.

Additional Information

EPC 'D'

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		80
55-68 D	59	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Council Tax Band 'C'

Services – Mains Electric, Gas & Drainage

What 3 words - ///denoting.rider.havens

Property Age - 1975

Tenure - Freehold

Parking for a Viewing

Entering Killyvarder Way from Menear Road we suggest parking in the layby adjacent 8 Killyvarder Way and walking a short distance along the path and communal green to this detached property which can be identified by our Jefferys For Sale board.

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.

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.



Lounge



Lounge into Family Room



Kitchen/Family Room



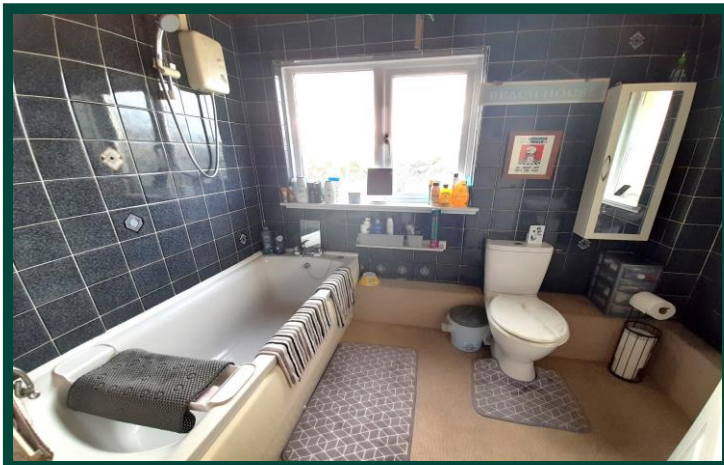
Kitchen



Bedroom One



Bedroom Two

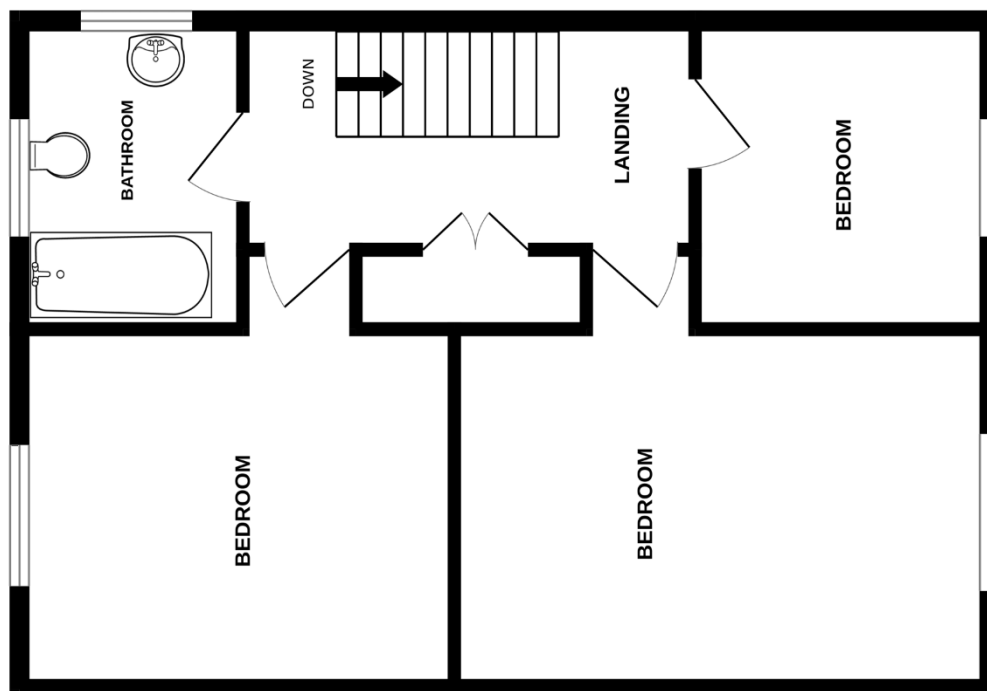


Bathroom

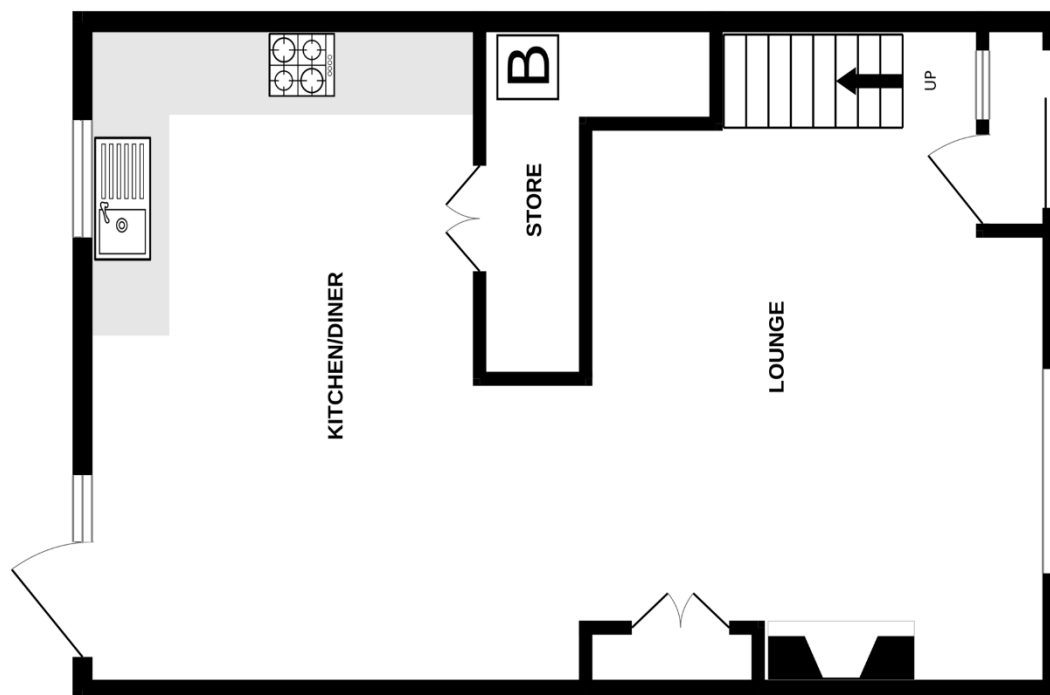


Garden

1ST FLOOR



GROUND FLOOR



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