



## **WAVERLEY COURT ST AUSTELL PL25 3DP**

### **4 BEDROOM HOUSE**

This well-presented property is located within Waverley Court, a small development of just six properties off Brockstone Road. With deceptively spacious family sized accommodation, this 4 bedroom house is an excellent alternative to a more standard estate type house and therefore early appointments to appraise are advised.

In brief the property comprises: Entrance Hall, Cloakroom, Kitchen/Diner, Lounge to the Ground Floor; 3 Bedrooms and Family Bathroom to the First Floor and Principal Bedroom with En Suite to the top floor. The property also benefits from parking, garden, gas central heating and ideally located close to amenities.

**EARLY VIEWING HIGHLY RECOMMENDED**

### **Key Features**

Well Presented Family Home

4 Bedrooms  
Principal with En Suite

Well-Appointed  
Kitchen/Diner

Downstairs Cloakroom

Gardens & Parking

Far Reaching Coast &  
Countryside Views

## About The Property and Location

Waverley Court is a small development of just six properties, served by its own private driveway off Brockstone Road, within the popular and highly regarded area of Bethel. The properties have been attractively designed to create an attractive cul-de-sac with interesting and varied elevations. This property offers 4 bedrooms with deceptively spacious family sized accommodation over three floors. The property has been improved by the current owners and is within walking distance of many local amenities including Village Shop, Doctors Surgery, Post Office, Supermarkets, Bakery, Butchers, Takeaway Establishments and Schools. The town is a short drive 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, a popular location, due to the beautiful setting and quality 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 door. Wood flooring. Central heating radiator. White panels doors to cloakroom, lounge, kitchen/diner and understairs cupboard. Stairs to first floor.

### Cloakroom

uPVC double glazed window to the side elevation. Central heating radiator. Wood floor. Low level WC. Pedestal wash-hand basin.

### Lounge

**15' 5" x 10' 10" (4.7m x 3.3m)**

A well-proportioned room with uPVC double glazed window to the front. Bi-folding doors opening to kitchen/dining room. Central heating radiator.

### Kitchen/Dining Room

**18' 1" x 10' 2" (5.5m x 3.1m)**

Installed by the current owners, the kitchen diner offers both generous and practical areas. A range of stylish wall, base, and pan drawer units in dark blue with complementary worktops over incorporating and one and a half bowl stainless steel sink. Over cabinet lighting. Built-in appliances include, fridge/freezer, dishwasher, washing machine, microwave and oven with gas hob over with curved extractor over. Pantry cupboard. Stylish breakfast seating area. Concealed combi-boiler. uPVC double glazed window to the kitchen area with uPVC double glazed French doors giving access to the garden.

### First Floor Landing

uPVC double glazed window to the side elevation. Central heating radiator. White doors to three bedrooms and family bathroom. Stairs to second floor.

### Bedroom 2

**15' 9" x 10' 2" (4.8m x 3.1m) max**

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

### Bedroom 3

**10' 2" x 9' 10" (3.1m x 3.0m)**

uPVC double glazed window to the rear elevation. Central heating radiator. Potential to create a walkway to the garden.

### Bedroom 4

**10' 2" x 7' 7" (3.1m x 2.3m)**

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

### Family Bathroom

uPVC double glazed window to the front elevation. White suite comprising bath with shower over with rainfall shower head and glazed screen. Low level WC and pedestal wash-hand basin. Part-tiled walls. Vinyl flooring. Heated towel rail.

### Second Floor Landing

Small landing with good natural light from the uPVC double glazed window to the side. Door to:

### Principal Bedroom

**16' 5" x 14' 9" (5.0m x 4.5m) max (including built-in en suite)**

uPVC double glazed dormer window with far reaching countryside and coastal views. Velux roof light. Central heating radiator.

### En Suite

Velux roof light. Shower cubicle. Low level WC. Pedestal wash-hand basin. Central heating radiator. Part-tiled walls. Vinyl flooring.

### Exterior

Courtyard patio area with access to the side and steps up to a lawn with decking and glass balustrade.

### Parking

This property benefits from parking to the front, with a further allocated parking space to the side.

### Additional Information

**EPC 'C'**

**Council Tax Band 'C'**

**Services** – Mains Electric, Mains Drainage

**What 3 words** - ///pampered.return.resort

**Property Age** - 2009

**Tenure** - Freehold

### Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view, 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.





**Entrance Hall**



**Kitchen/Diner**



**Kitchen/Diner**



**Lounge**



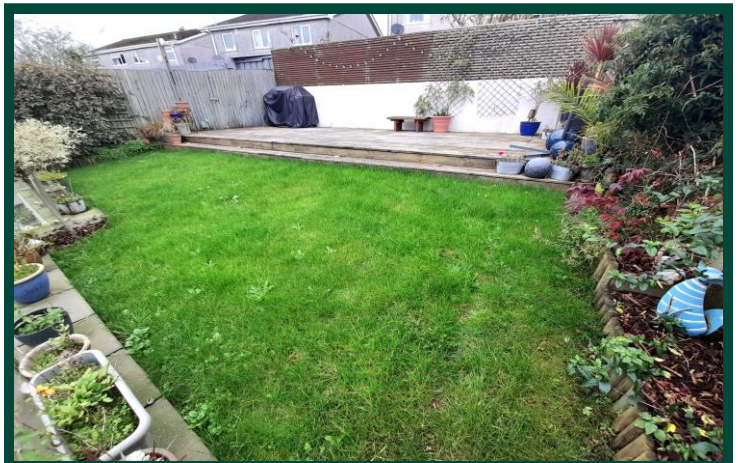
**First Floor Landing**



**Bedroom 2**

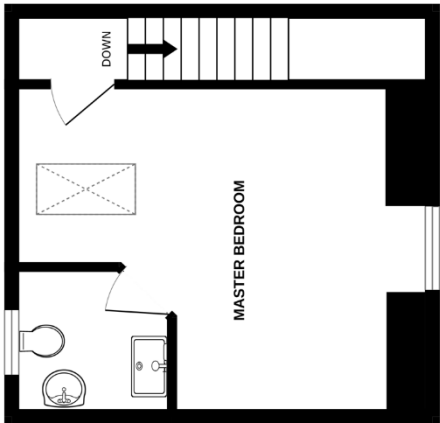


**Family Bathroom**

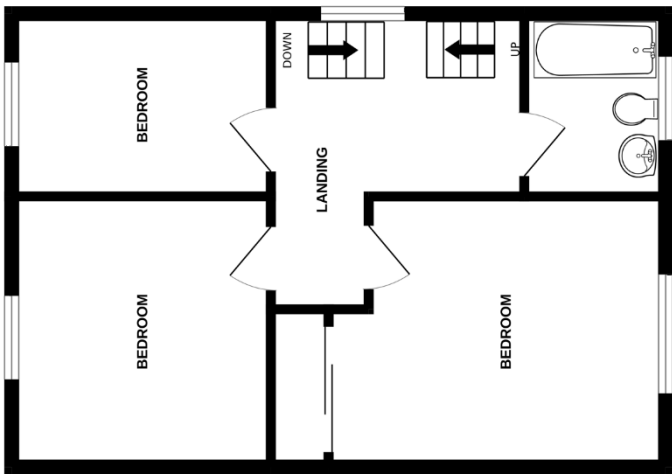


**Garden**

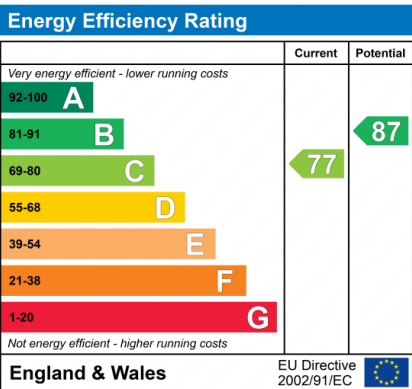
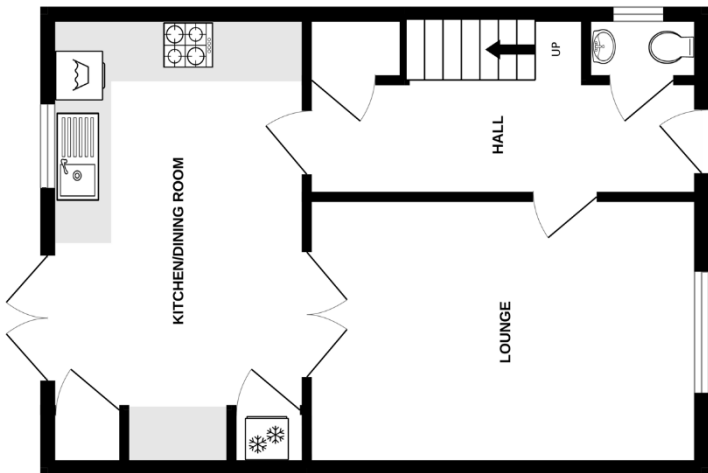
2ND FLOOR



1ST FLOOR



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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