

Key Features

Modern Semi-Detached House

Cul-De-Sac Location
Close to Amenities

Generous
Living Space

3 Bedrooms
Principal with En Suite

Front & Rear
Gardens

Parking

ACORN DRIVE ST AUSTELL PL25 3GU

APPEALING SEMI-DETACHED HOUSE

Set in a small cul-de-sac, this appealing semi-detached property offers generous living space and 3 good size bedrooms, the principal of which has an en suite. This lovely home is conveniently located close to a good range of local amenities and offers excellent potential to create a family home.

In brief the property comprises:

Entrance Hall, Cloakroom, Kitchen, Family/Dining Room, Lounge and to the first floor 3 Bedrooms, Principal with En Suite and family bathroom.

**Available with No Onward Chain
Early Viewing is Highly Recommended**

About The Location

Acorn Drive is located in the popular area of Holmbush which offers an excellent range of local amenities including Doctors Surgery, Supermarkets, Post Office, Bakery, Butchers and Takeaway Establishments and local pub. 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, 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

Accessed to the side of the property with wood entrance door. White panel doors to cloakroom, kitchen, lounge and turned stairs to the first floor. Central heating radiator.

Cloakroom

Double glazed window. Low level WC. Pedestal wash-hand basin. Panel heater.

Lounge

17' 9" x 11' 2" (5.4m x 3.4m)

Double glazed French doors to the garden with a further double glazed window to the rear elevation. Fire surround with flame effect electric fire. Two ceiling lights. Two central heating radiators.

Kitchen

10' 10" x 9' 2" (3.3m x 2.8m) max

Range of wall, base and drawer units with worktops over incorporating a one and a half bowl stainless steel sink and drainer. Built-in electric oven with gas hob and stainless steel extractor over. Double glazed window to the front elevation. Space and plumbing for a washing machine. Space for fridge. Part-tiled walls. Tiled floor. Central heating radiator. Arch to:

Family/Dining Room

19' 8" x 7' 10" (6.0m x 2.4m)

An ideal space which can be utilized as a dining room, family room or second reception room. Double glazed window to the front. Built-in units. Two ceiling lights. Two central heating radiators.

First Floor Landing

Turned stairs from the entrance hall lead to the landing with white balustrade. White panel doors to all bedrooms, family bathroom and airing cupboard with shelving and housing the Worcester combi boiler. Central heating radiator. Loft access.

Principal Bedroom

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

Double glazed window to the front elevation. Central heating radiator. White panel door to:

En Suite

Double glazed window to the front. Shower cubicle. Low level WC. Pedestal wash-hand basin. Central heating radiator. Extractor fan. Fully tiled walls. Tiled floor.

Bedroom 2

11' 2" x 9' 10" (3.4m x 3.0m)

Double glazed window to the rear elevation with far reaching views. Central heating radiator.

Bedroom 3

11' 2" x 7' 7" (3.4m x 2.3m)

Double glazed window to the rear elevation. Central heating radiators.

Family Bathroom

Double glazed window to the side. White suite comprising bath with shower attachment. Low level WC. Pedestal wash-hand basin. Tiled floor. Tiled walls. Central heating radiator.

Exterior

To the front of the property there is a driveway with a paved path with rockery areas to either side. The path continues to the rear where there is a decked seating area, further area current with shingle and rockery areas and garden shed. Fence to the boundaries and outside light.

Parking

Driveway parking, with further on road parking.

Additional Information

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100	73	85
A		
81-91		
B		
69-80	73	85
C		
55-68		
D	73	85
39-54		
E		
21-38	73	85
F		
1-20	73	85
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Council Tax Band 'B'

Services – Mains Electric, Gas and Drainage

Property Age - tbc

Tenure – Freehold

Probate - Granted

Viewing

Strictly by appointment with the managing agent Jefferys. Please contact the office on 01726 73483 to view or for further information.

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



Lounge



Kitchen



Family / Dining Room



Bathroom



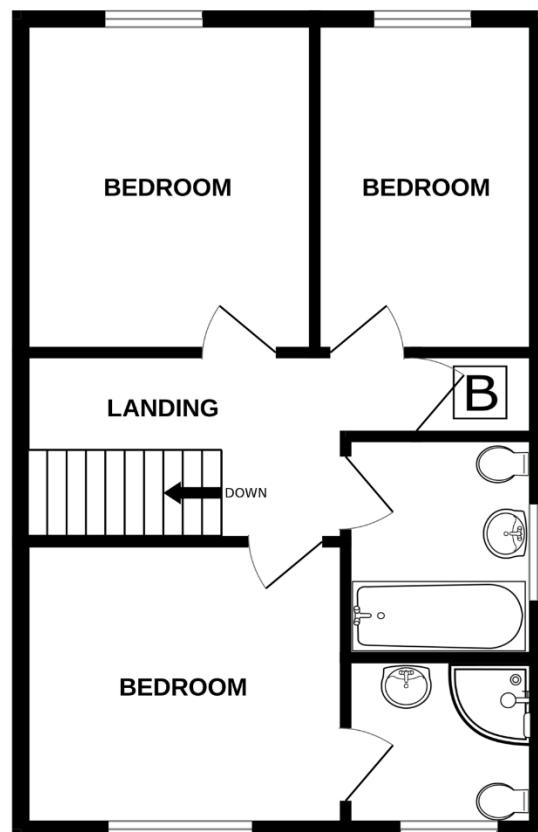
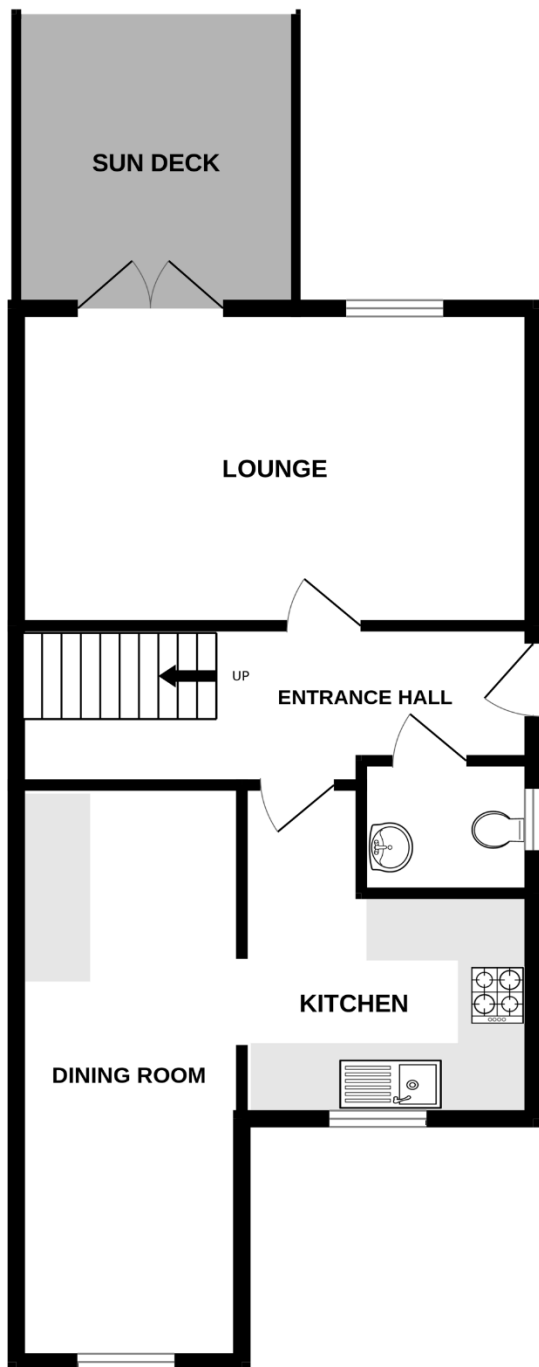
Principal Bedroom



En Suite



Rear Elevation



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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