



## **MITCHELL ROAD ST AUSTELL PL25 3AX**

### **DECEPTIVELY SPACIOUS 3 BED DETACHED BUNGALOW**

Situated at the entrance of this highly regarded residential estate is this delightful bungalow. Whilst modernisation is likely to be undertaken by a new owner, the property exudes an era of style and elegance and is deceptively spacious.

In brief the property comprises: Entrance Hall, Lounge, Dining Room, Kitchen/Diner, Bathroom and 3 Bedrooms. To the lower ground is a large garage, workshop, store room and cloakroom, offering potential to those seeking a business from home or to create a family annexe.

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

### **Key Features**

Appealing  
Detached Bungalow

Kitchen/Diner  
PLUS  
2 Reception Rooms

3 Generous Bedrooms

Large Garage with  
Workshop & Store

Driveway Parking

Front & Rear Gardens

Gas & Electric Heating

## About the Location

Mitchell Road is at the entrance of this highly regarded area on the outskirts of the town, locally known as 'The Bird Sanctuary'. The property is located close to amenities including supermarket, public house and schools. 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, secondary schools and college. 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 & Reception Hall

Oak door with glazed side panels into cloaks area. An arch leads to a generous reception hall with doors to the lounge, dining room and kitchen/breakfast room. Display area with shelves, lighting and storage. Skirting radiator. Italian glazed door to inner hall.

### Lounge

#### 16' 5" x 14' 5" (5.0m x 4.4m)

Generous natural light from the two uPVC double glazed windows to the front and side elevations. Skirting Radiator, electrically assisted radiator and a living flame gas fire. Ceiling and wall lights.

### Dining Room

#### 13' 5" x 10' 10" (4.1m x 3.3m)

Glass Italian door. uPVC double glazed window to the front elevation. Electrically assisted radiator.

### Kitchen/Breakfast Room

#### 20' 0" x 13' 1" (6.1m x 4.0m) max

An L-shaped room with a range of wall and base units with worktops over incorporating a double sink and drainer. Built-in eye level double oven with grill and ceramic hob with extractor over. Space for fridge/freezer. Cupboard housing the heating boiler. Banquette seating area. Two uPVC double glazed windows to the side elevation. Part-glazed door to the side. Vinyl flooring. Two ceiling lights. Part-tiled walls. Electrically assisted radiator. Access hatchway to underfloor storage with lighting and crawl space.

### Inner Hall

Doors to bedrooms, bathroom, lower ground floor and walk-in airing cupboard with water tank and shelving. Central heating radiator. Access to insulated and boarded loft with ladder.

### Bathroom

Bath with shower over and shower screen. Vanity unit incorporating wash-hand basin, low level WC and storage. Built-in over vanity storage with mirror and lighting. Bidet. Wood effect vinyl flooring. Part-tiled walls. Extractor fan. Central heating radiator.

### Bedroom 1

#### 15' 1" x 13' 1" (4.6m x 4.0m)

Generous natural light from the two uPVC double glazed windows to the rear and side. Full width cupboards with drawers and vanity space over. Built-in wardrobes. Further built-in over bed storage. Vanity unit with wash-hand basin. Skirting radiators.

### Bedroom 2

#### 13' 5" x 12' 2" (4.1m x 3.7m)

uPVC double glazed window to the side elevation. Built-in wardrobes incorporating storage area with dressing table and mirror. Vanity unit with wash-hand basin. Central heating radiator.

### Bedroom 3

#### 13' 1" x 11' 6" (4.0m x 3.5m)

uPVC double glazed window to the rear elevation. Built-in double wardrobe with storage over. Central heating radiator.

### Lower Ground Floor

A glazed door from the inner hall with stairs down and a window to the side, leads to:

### Garage

#### 28' 10" x 13' 1" (8.8m x 4.0m)

A generous space with 2 windows to the side overlooking the garden. Power and light. Door to:

### Workshop

#### 15' 1" x 12' 2" (4.6m x 3.7m)

Window to the side. Fitted work benches with shelving. Space and plumbing for a washing machine. Ceiling light. Wall sockets. Door to:

### Store with WC

#### 16' 5" x 12' 6" (5.0m x 3.8m)

L-shaped into a kitchenette area with stainless steel sink. Double doors and step up leading to the side path. Door to WC with wash-hand basin.

### Exterior & Parking

To the front of the property there are established shrubs with driveway leading to the garage and continuing to the rear garden. A path also gives access to the rear garden, which is laid mainly to lawn with shrub borders and a summer house. Generous driveway parking.

### Additional Information

#### EPC 'E'

#### Council Tax Band 'D'

#### Services – Mains Electric, Gas & Drainage

#### What 3 words - ///remarked.polishing.ferrying

#### Property Age – 1970s

#### Tenure – Freehold

#### Probate –Granted

### Viewing

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





**Entrance Hall**



**Dining Room**



**Lounge**



**Kitchen**



**Kitchen/Diner**



**Bedroom 1**

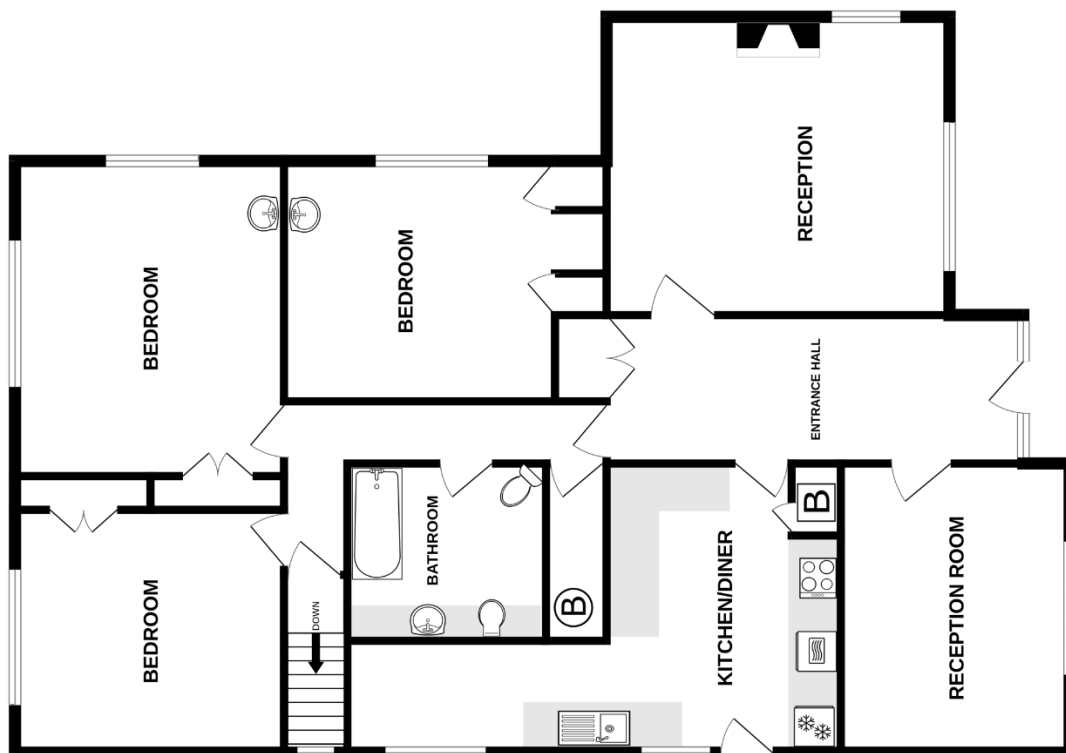


**Garage**

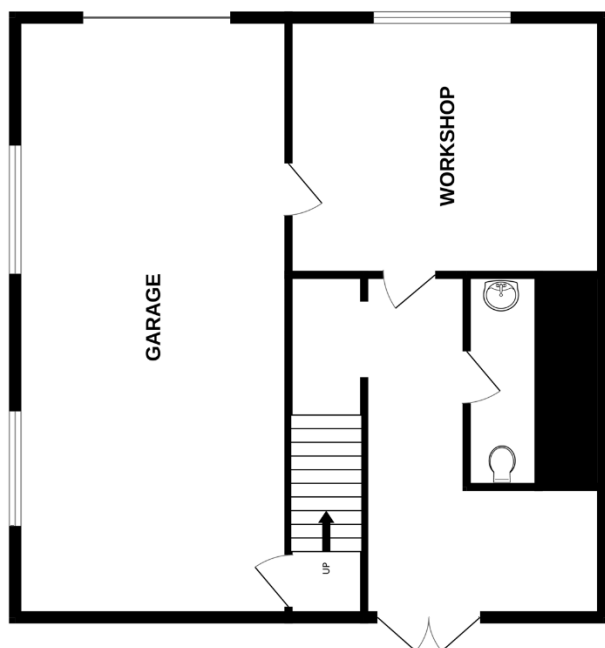


**Garden**

# GROUND FLOOR



# BASEMENT



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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**Jefferys**

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