

## **GLENDENE LANJETH PL26 7SP**

### **EXTENDED 4 BEDROOM BUNGALOW**

Welcome to this charming extended bungalow located in the popular area of Lanjeth. This quirky and appealing home boasts 4 bedrooms, 2 of which are on the ground floor with a further 2 bedrooms and office to the first floor.

The detached property offers generous gardens to both the front and rear, with decking to the front offering superb far-reaching country views.

In brief the property comprises: Entrance Porch, Hallway, Lounge, Kitchen/Diner, 2 Bedrooms, Inner Hall, Cloakroom, Bathroom. To the first floor; 2 Bedrooms and Office/Hobby Room.

### **Key Features**

Extended Detached Bungalow

4 Bedrooms PLUS Office/Hobby Room

Lounge & Kitchen/Diner

Gardens Front & Rear

Parking & Garage

Oil Central Heating

## About The Property and Location

Lanjeth is a popular village on the outskirts of St Austell. With the neighbouring villages of Trewoon and Foxhole nearby, there are a good range of amenities including convenience stores, post office, health centre, fish and chip shop, schools, recreation grounds village hall, hairdressers, pub/restaurant and garage and is on a regular bus route. The property is also on a bus route. The market town of St Austell is just a short distance 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. Just a little further is the picturesque historic port of Charlestown, the backdrop to many films and period dramas, with delightful restaurants. The north coast town of Newquay is approx. 12 miles and the Cathedral City of Truro 16 miles distant.

## ACCOMMODATION COMPRISES:

(All sizes approximate)

### Entrance Porch

**12' 2" x 5' 11" (3.7m x 1.8m)**

Generous uPVC double glazed entrance porch with wood effect laminate flooring. Wood and part-glazed door into:

### Hallway

Tiled floor. Oak doors to lounge, kitchen/diner and 2 bedrooms. Central heating radiator. Two steps up to inner hall.

### Lounge

**12' 2" x 10' 10" (3.7m x 3.3m)**

uPVC double glazed window to the front elevation. Central heating radiator. Wood effect laminate flooring.

### Kitchen/Diner

**11' 6" x 10' 10" (3.5m x 3.3m)**

uPVC double glazed window to the rear. A range of wall and base units with drawers with complementary worktop over incorporating a single bowl stainless steel sink and drainer. Space for cooker, dishwasher and fridge freezer. Built-in full height storage cupboard. Part-tiled walls. Picture rail.

### Bedroom 1

**11' 10" x 10' 10" (3.6m x 3.3m)**

uPVC double glazed window to the front elevation. Central heating radiator. Wood effect laminate flooring.

### Bedroom 2

**11' 10" x 10' 10" (3.6m x 3.3m)**

uPVC double glazed window to the rear. Central heating radiator. Wood effect laminate flooring.

### Inner Hall

Doors to a cloakroom, bathroom and utility space. Turned stairs to first floor and uPVC double glazed door to the garden.

### Cloakroom

uPVC double glazed window. Low level WC.

### Bathroom

uPVC double glazed window to the side. White suite comprising bath with shower over, low level WC and vanity unit with wash hand basin. Central heating radiator. Part tiled walls. Tiled floor.

### First Floor

Landing area with part-restricted head height with doors leading to 2 bedrooms, hobby room/office and storage area.

### Office/Hobby Room

**9' 6" x 6' 3" (2.9m x 1.9m)**

uPVC double glazed window to the side.

### Bedroom 3

**13' 1" x 12' 6" (4.0m x 3.8m)**

Velux window. Wood effect laminate flooring.

### Bedroom 4

**12' 6" x 11' 10" (3.8m x 3.6m) max**

Velux window.

### Exterior

To the front of the property is a generous area of lawn with gate and pathway leading to a raised deck with wrought iron balustrade and far-reaching country views, entrance porch and a further gate providing access to the oil tank. To the rear the garden is divided in two with a centre path leading to the garage and parking area. To one side is an area of lawn and to the other a raised patio with a further area with potential for an additional seating area or space for a summerhouse.

### Garage and Parking

**25' 0" x 13' 0" (7.61m x 3.96m)**

(vendors measurements)

Pedestrian door to the garage. Gate to the parking area and garage with up and over door.

### Additional Information

**EPC 'D'**

**Council Tax Band 'B'**

**Services** –Electric, Mains Drainage, Oil CH

**Extension Date** – 1975 converted from flat roof to two storey with pitched roof

**What 3 words** - ///waltzed.stitching.avoiding

**Property Age** – 1930s

**Tenure** – Freehold

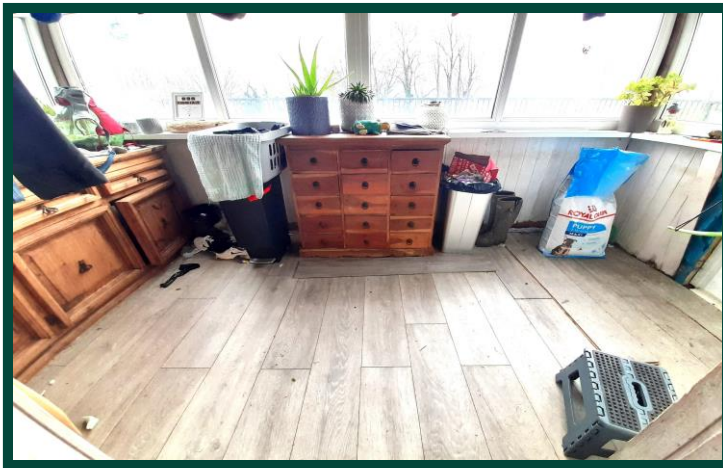
### Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view or require any further information, please contact 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 Porch**



**Lounge**



**Kitchen/Diner**



**Bedroom 1**



**Bedroom 2**



**Bathroom**

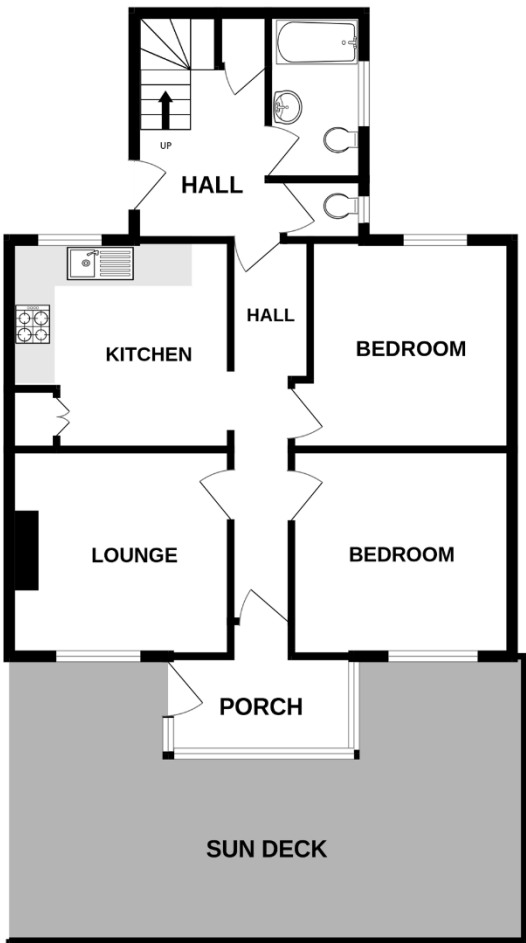


**Garden**

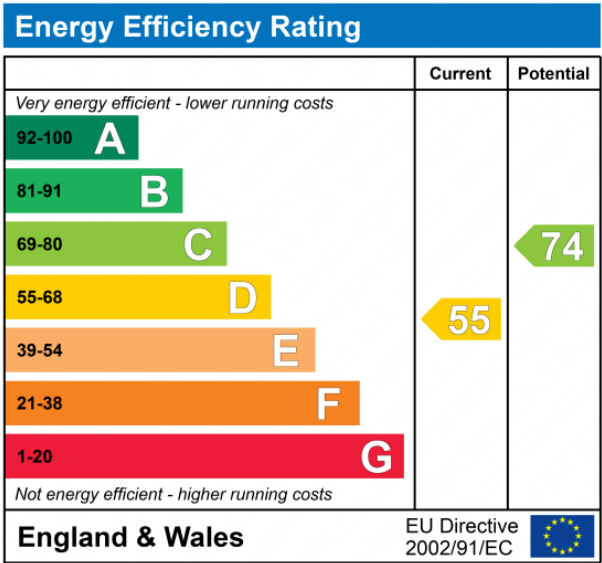
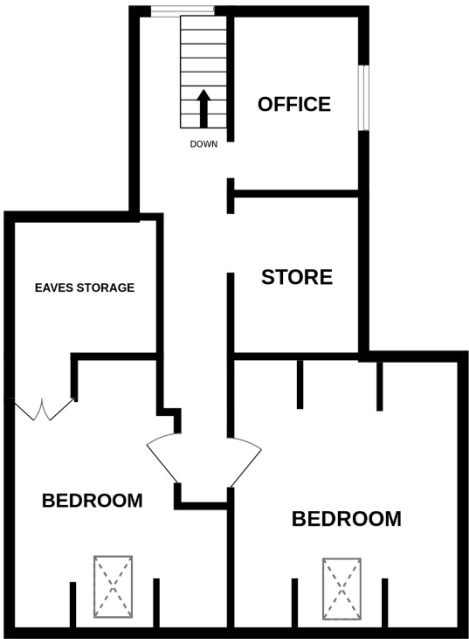


**Views from the Property**

GROUND FLOOR



1ST 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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