

# BATTERY HOUSE, STATION ROAD, ST BLAZEY, PAR, PL24 2LZ



**A substantial individual style four bedroom detached house with no ongoing chain, enjoying spacious family size accommodation and a non-estate corner plot position within easy reach of local amenities.**

**Accommodation Comprises:- Entrance hall, lounge, dining room, breakfast room, kitchen, conservatory, rear hall, pantry, ground floor shower room, rear porch, landing, four double bedrooms, family bathroom, gas fired central heating, double glazing, utility room, garage, driveway parking for several vehicles, low maintenance garden to the front and side, patio, summerhouse, large shed and an enclosed rear courtyard.**

**£360,000**

## SITUATION

The property is conveniently situated within a short walking distance of village amenities, including a Co-op, doctors surgery & pharmacy, social club and St Blazey football club. There are two primary schools located within about a mile or so of the property. A regular bus service operates through the village and there is a mainline train station in nearby Par. The market town of St Austell lies approximately 4 miles to the west, offering a broader range of shopping facilities and services. Par beach is about a 20 minute walk and there are many other beaches to choose from within the St Austell bay area on the south coast.

## ACCOMMODATION (All sizes approximate):-

### GROUND FLOOR

#### Entrance

Hardwood glazed side entrance door opening into:-

#### Entrance Hall

Radiator. uPVC double glazed window to side elevation. Electric meter and consumer unit. Staircase to first floor. Part glazed door into:-

#### Lounge

14' 2" x 10' 2" (4.33m x 3.10m) Radiator. uPVC double glazed window to side elevation. Fireplace with inset coal effect gas fire. Large built-in alcove cupboard. Picture rail. Door to rear hall. Wide opening to:-

#### Dining Room

13' 11" x 11' 10" (4.23m x 3.61m) Radiator. uPVC double glazed window to front elevation. Picture rail. Folding doors to:-

#### Breakfast Room

12' 7" x 11' 10" (3.83m x 3.61m) Radiator. Telephone point. uPVC double glazed sliding patio door to conservatory. Opening to:-

#### Kitchen

12' 10" x 10' 3" (3.92m x 3.12m) Matching range of shaker style wall, base and drawer units with rolled edge worktops. Inset one and a half bowl ceramic sink with mixer tap. Built-in single electric oven with inset four ring hob above and stainless steel extractor over. Space and plumbing for dishwasher. Tiled recess with solid fuel stove. uPVC double glazed window to side elevation. Door to rear hall.

#### Conservatory

10' 3" x 9' 5" (3.12m x 2.86m) Tiled floor. uPVC double glazed window surround and door to outside.

#### Rear Hall

Radiator. Door to under stairs pantry with uPVC double glazed window to rear elevation. Door to rear porch. Door into:-

#### Shower Room

7' 3" x 5' 1" (2.20m x 1.54m) Modern white suite comprising:- Single shower cubicle with Triton electric shower unit, low level W.C and wash hand basin with vanity cupboard below. Radiator. Tiled floor and walls. Shaver light and socket. Obscure uPVC double glazed window to rear elevation.

#### Rear Porch

5' 3" x 3' 9" (1.60m x 1.14m) Baxi wall mounted gas fired condensing boiler (Installed in 2022). uPVC double glazed window to rear elevation. Hardwood glazed door to rear courtyard.

### FIRST FLOOR

#### Landing

Doors to bedrooms and family bathroom. Access to airing cupboard. Access to loft space. uPVC double glazed window to rear elevation.

#### Bedroom One

14' 2" x 10' 11" (4.33m x 3.32m) Radiator. uPVC double glazed window to side elevation. Door to large cupboard over the stairs with wash hand basin and vanity cupboard below. Built-in airing cupboard housing a factory insulated hot water storage cylinder. Covered fireplace.

#### Bedroom Two

17' 5" x 11' 10" (5.32m x 3.60m) (Maximum) Radiator. uPVC double glazed windows to front and side elevation.

#### Bedroom Three

9' 6" x 9' 1" (2.90m x 2.76m) Radiator. uPVC double glazed window to rear elevation. Fitted wardrobe with double doors.

#### Bedroom Four

9' 5" x 8' 11" (2.86m x 2.72m) Radiator. uPVC double glazed window to side elevation.

#### Family Bathroom

11' 9" x 8' 11" (3.58m x 2.72m) (L-shape maximum) White suite comprising:- Panelled corner bath, corner shower cubicle with Mira electric shower, low level W.C and pedestal wash hand basin. Radiator. Part tiled walls. Shaver light and socket. Small loft hatch. Two obscure uPVC double glazed windows to front elevation.



### OUTSIDE

The property is approached to the front via double gates which open onto a concrete driveway with parking space for several vehicles. There is a paved patio area and pedestrian gates opening to a low maintenance front garden which is predominantly laid to chippings with mature tree borders, a further patio area and a timber summerhouse. A pedestrian gate opens to the side of the property which is also laid to chippings with a large timber shed and various beds of mature shrubs. A further gate opens to an enclosed rear courtyard with wall and fence boundaries.

#### Garage

15' 0" x 11' 10" (4.57m x 3.60m) Metal up and over door to front with pedestrian door beside. Door to rear courtyard. Light and power connected.

#### Utility Room

9' 3" x 6' 4" (2.82m x 1.94m) uPVC door. uPVC double glazed window to side elevation. Space and plumbing for washing machine. Light and power connected.

#### Timber Shed

11' 10" x 5' 11" (3.60m x 1.80m) Door and windows. Light and power connected.

### ENERGY RATING

C(69).

### COUNCIL TAX

Cornwall Council. Tax Band 'C'.

### DIRECTIONS

Heading east along the A390 from St Blazey Gate, turn right at the top of Rose Hill onto Middleway. Continue to the bottom of the hill, go past the Co-Op on your left and the property is located shortly after on the left-hand side (Next to the junction).





**LOUNGE**



**BEDROOM ONE**



**DINING ROOM**



**BEDROOM TWO**



**BREAKFAST ROOM**



**BEDROOM THREE**



**KITCHEN**



**BEDROOM FOUR**

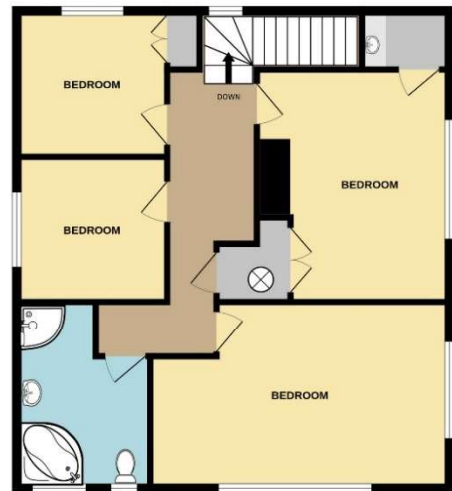




**LOW MAINTENANCE GARDENS**

GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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**FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)**

Members of the NAEA



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