

7 REEDS PARK, LOSTWITHIEL, PL22 0HF



A stunning four bedroom detached bungalow which has recently been extended and modernised to provide a spacious family home, set within a popular cul-de-sac development on the eastern side of the town with glorious views over Lostwithiel.

Accommodation Comprises:- Hallway, lounge, open plan kitchen/dining room, utility room, four double bedrooms, en-suite shower room, family bathroom, double glazing, gas fired central heating, garage, driveway parking and gardens.

£495,000

SITUATION

The property is located within an established development of just 18 detached properties on the eastern side of the town.

Lostwithiel is a popular Mid-Cornwall town which is steeped in history and renowned for its vibrant community. The town offers a good range of amenities which include a variety of shops, cafes, restaurants, public houses, professional services, dentist, and health centre. There is a main line train station on the Penzance to London line and a choice of two Primary schools. Secondary schools are available at nearby Fowey (7 miles) and Bodmin (5 miles) respectively. A purpose-built community centre offers recreational and sporting facilities next to the 'King George V' playing field.

ACCOMMODATION (All sizes approximate):-

Covered Entrance

Obscure uPVC double glazed front entrance door opening into:-

Hallway

Radiator. Laminate floor. Telephone point. Access to loft space (With pull down ladder, fully insulated and part boarded). Doors leading off.

Lounge

17' 4" x 12' 4" (5.29m x 3.77m) uPVC double glazed french doors opening to the front terrace with superb views over the town. Radiator. Wide opening into:-



Kitchen/Dining Room

22' 5" x 19' 2" (6.84m x 5.85m) (Maximum) Comprehensive and stylish range of shaker style base and drawer units with marble effect worktops. Inset Belfast sink with mixer tap. Recess with space for a range style cooker and extractor over. Large larder cupboard with integrated fridge and freezer beside. Breakfast bar. Laminate floor. Two radiators. Skylight window over dining area. Large sliding bi-fold doors opening to the rear garden. Door into:-

Utility Room

8' 10" x 4' 11" (2.68m x 1.51m) Matching base and wall units. Fitted rolled edge worktop. Inset one and a half bowl stainless steel sink with mixer tap. Space and plumbing for washing machine. Space for tumble dryer. Laminate floor. Worcester Greenstar gas fired condensing boiler. Large hot water storage cylinder.

Bedroom One

16' 8" x 9' 11" (5.07m x 3.03m) uPVC double glazed window to rear elevation. Radiator. Door to:-

En-Suite Shower Room

6' 1" x 4' 5" (1.85m x 1.34m) Large shower cubicle with mains fed shower and tiled surround. White low level W.C and vanity wash hand basin. Extractor fan. Heated towel rail. Tiled floor.

Bedroom Two

13' 3" x 9' 2" (4.03m x 2.79m) uPVC double glazed window to front elevation with superb views over the town. Radiator. TV aerial point.

Bedroom Three

11' 10" x 8' 7" (3.61m x 2.62m) uPVC double glazed window to side elevation. Radiator. TV aerial point.

Bedroom Four

11' 11" x 8' 8" (3.63m x 2.63m) uPVC double glazed window to side elevation. Radiator. TV aerial point.



Family Bathroom

7' 7" x 6' 1" (2.31m x 1.85m) Modern suite comprising:- Panelled bath with mains fed shower above and glass side screen, low level W.C and vanity wash hand basin. Part tiled walls. Tiled floor. Heated towel rail. Extractor fan.

OUTSIDE

To the front of the property is a tarmac driveway and gravelled area with parking for several cars. There is a garden adjoining the driveway and there are steps leading up to a sun terrace and seating area with superb views overlooking the town. A paved pathway to the side of the property provides easy access to an enclosed rear garden, which features a raised lawn garden with fence and wall boundaries.

Garage

11' 5" x 8' 11" (3.49m x 2.73m) Up and over door to front. Window to side. Electricity meter. Light and power connected.

ENERGY RATING

C(76).

COUNCIL TAX

Cornwall Council. Tax Band 'D'.

DIRECTIONS

Coming into Lostwithiel on the A390 from the west, go through the traffic lights and stay on the main road for approximately quarter of a mile. Turn right into Cott Road (signposted for Lerryn) and take the next left into Reeds Park. No.7 is located on the left-hand side towards the end of the cul-de-sac.



LOUNGE



EN-SUITE SHOWER ROOM



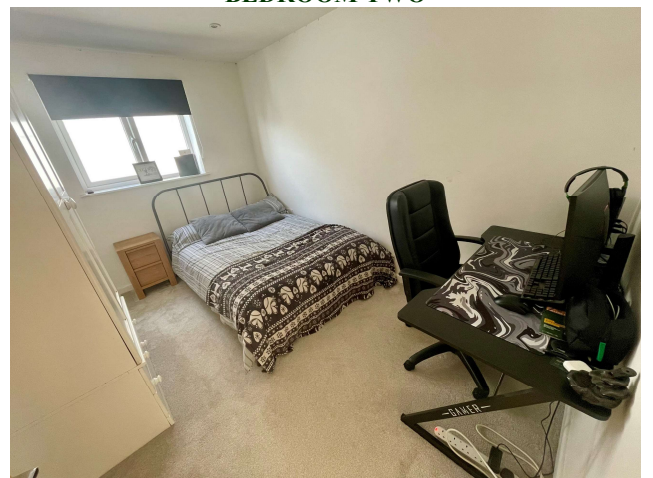
KITCHEN



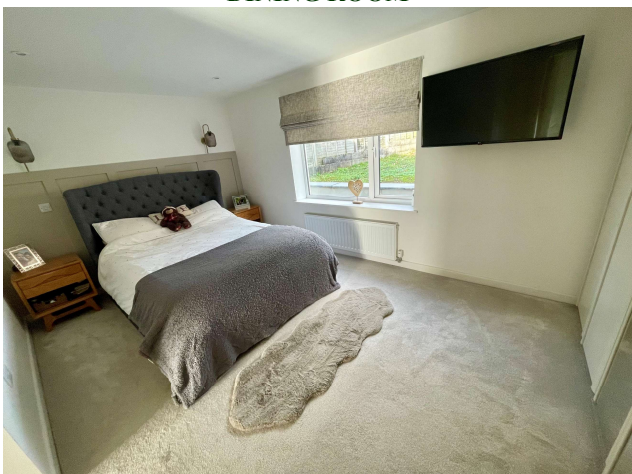
BEDROOM TWO



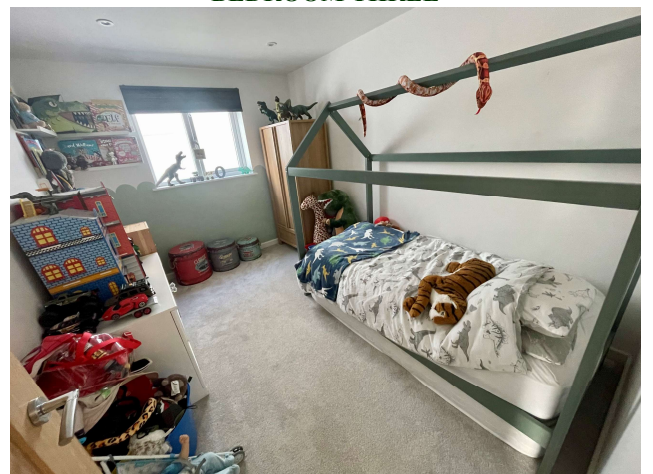
DINING ROOM



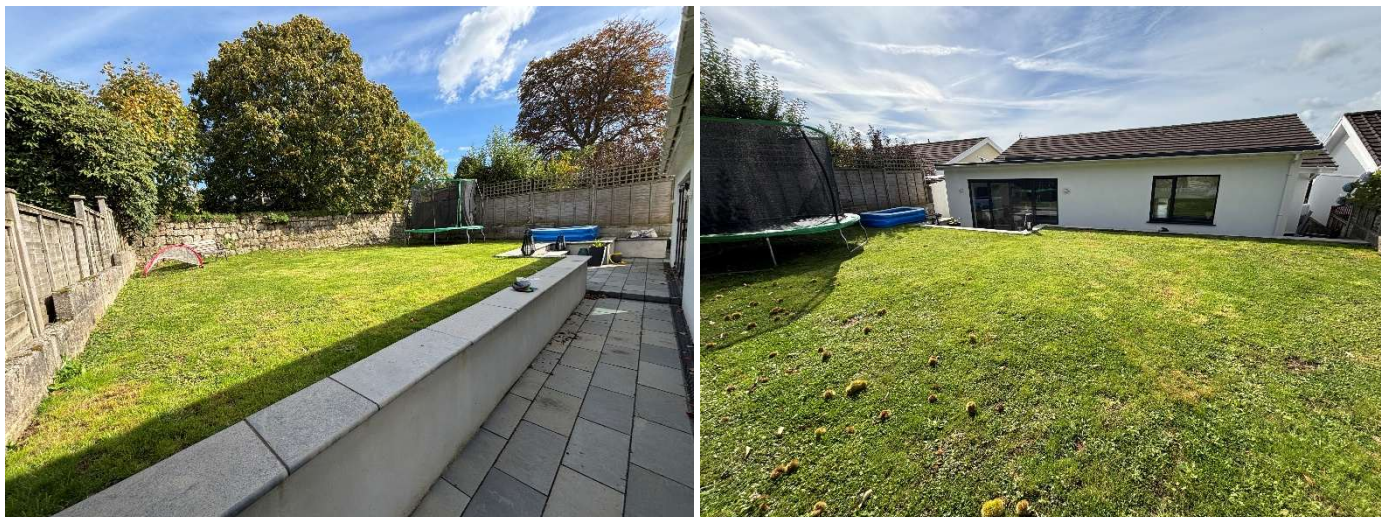
BEDROOM THREE



BEDROOM ONE



BEDROOM FOUR



REAR GARDEN



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2024

FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)

Members of the NAEA



St Austell

18 Duke St, St Austell
PL25 5PH
01726 73483
staustell@jefferys.uk.com

Lostwithiel

5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

Liskeard

17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com

Jefferys ESTABLISHED 1865

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. IN ACCORDANCE WITH GDPR (GENERAL DATA PROTECTION REGULATION): Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent and the "Experts in Property" of which Jefferys is a member for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.