



3 Dunstan Lane

St. Mellion, Saltash, PL12 6UE

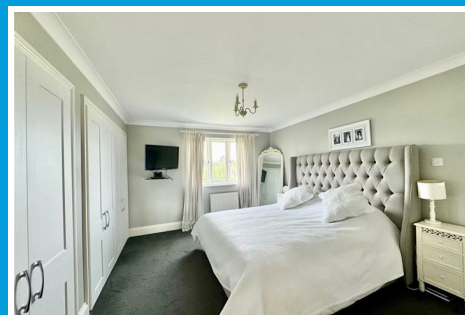
£850,000



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DUNSTAN LANE, ST MELLION, PL12 6UE

ACCOMMODATION

Front door opening into the entrance porch.

ENTRANCE PORCH

6'5 x 4'1 (1.96m x 1.24m)

Windows to 2 elevations. Tiled floor. Glazed door with matching panels either side opening into the entrance hall.

ENTRANCE HALL

19'3 x 9'10 (5.87m x 3.00m)

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs storage. Window to the front elevation providing natural light to the staircase.

LOUNGE

24'1 x 12'9 (7.34m x 3.89m)

Sliding double-glazed doors and a window to the front elevation. Inglenook fireplace with a wood burner set onto a slate hearth.

KITCHEN/DINING ROOM

28'9 x 14'9 (8.76m x 4.50m)

Beautifully-fitted room with large sliding double-glazed doors taking advantage of the fantastic views. Fitted flooring throughout. Ample space for dining table and chairs. Range of fitted kitchen cabinets including an island, finished with high-quality polished stone work surfaces. Inset sink with Quooker hot water tap. NEFF ovens including a conventional oven, steam oven and combination microwave. Warming drawer. Inset NEFF induction hob with a ceiling mounted NEFF extractor above. Integral full-height fridge and freezer. NEFF dishwasher. Wine fridge. Inset ceiling spotlights. Pendant lighting over the dining table and over the island.

UTILITY ROOM

14'11 x 6'2 (4.55m x 1.88m)

Base and wall-mounted cabinets, work surfaces and tiled splash-backs. Stainless-steel single drainer sink. Space for appliances. Wall-mounted consumer unit. Wall-mounted Vaillant gas boiler. Window to the front elevation. Stable door leading to outside.

STUDY

11'2 x 6'2 (3.40m x 1.88m)

Window with fitted blind to the front elevation.

SUN LOUNGE

26'5 x 13'11 (8.05m x 4.24m)

A generous reception room with a solid roof. Loft hatch. Recessed cloak cupboard fitted with hanging rail and shelf. Windows to 3 elevations. Velux skylight. French doors leading to outside. Inset ceiling spotlights.

FIRST FLOOR LANDING

24'10 x 9'10 incl stairs (7.57m x 3.00m incl stairs)

Providing access to the first floor accommodation. Loft hatch.

BEDROOM ONE

15' x 13'9 to wardrobe rear (4.57m x 4.19m to wardrobe rear)

Fitted wardrobes. Window with fabulous views. Doorway opening to the ensuite bathroom.

ENSUITE BATHROOM

14'2 x 6'1 (4.32m x 1.85m)

Comprising a floor-standing bath with a floor-mounted mixer tap, large walk-in shower with a fixed glass screen and wall-mounted controls, basin with a cupboard beneath and wc. Wall-mounted chrome towel rail/radiator. Bathroom cabinet. Fully-tiled walls. Tiled floor.

BEDROOM TWO

14'9 x 10'9 (4.50m x 3.28m)

Recessed wardrobe with sliding doors. Window with lovely views. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM

6'8 x 6'4 (2.03m x 1.93m)

Comprising a generous shower enclosure with glass door and fitted shower system with wall-mounted controls, basin with a cupboard beneath and matching wall-mounted cupboards above with mirror and lighting and wc. Hard wood floor. Obscured window to the front elevation.

BEDROOM THREE

11'3 x 10'3 (3.43m x 3.12m)

Window with lovely views.

BEDROOM FOUR

11'4 x 7'10 (3.45m x 2.39m)

Window with lovely views. Recessed wardrobe.

FAMILY BATHROOM

7'9 x 5'6 (2.36m x 1.68m)

Comprising a bath with wall-mounted taps, shower system with wall-mounted controls and shower screen, wc and a basin with a cupboard beneath and a mirror over.

Wall-mounted chrome towel rail/radiator. Fully-tiled walls. Obscured window to the front elevation.

WALK-IN AIRING CUPBOARD

6'2 x 5' (1.88m x 1.52m)

Slatted shelving. Hot water cylinder.

DOUBLE GARAGE

20'1 x 18'3 (6.12m x 5.56m)

Remote electronic door to the front elevation. Power and lighting. Loft hatch. Windows to the rear elevation. Side access door.

OUTSIDE

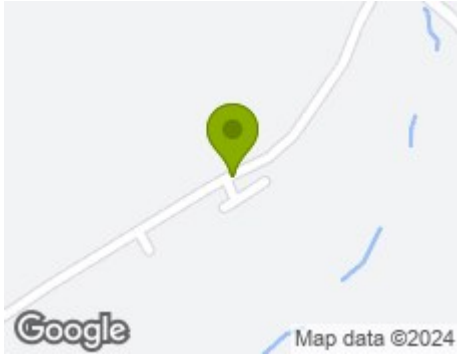
There is parking in front of the garage and an electric car charging point. Double gates open onto a brick-paved path leading to the property. A paved terrace runs alongside the front elevation. Also to the front are gardens laid to lawn together with shrub beds. Along the side elevation is a patio laid to natural slate and a pergola. There is a superb rear garden with a large slate paved terrace, beyond which the garden is laid to lawn with shrubs at either side. Outside lighting.

COUNCIL TAX

Cornwall County Council
Council tax band G



Road Map



Hybrid Map



Terrain Map

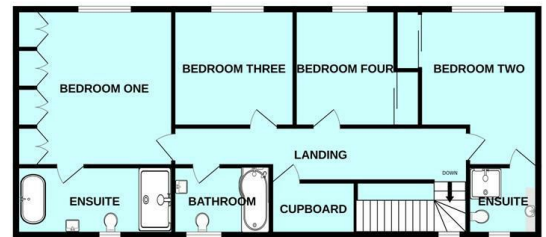


Floor Plan

GROUND FLOOR



1ST FLOOR

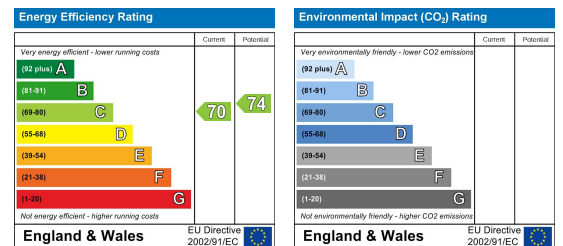


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Viewing

Please contact our Plymouth Office on 01752 401128 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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