



**Bowditch Close
Carluddon
St. Austell
PL26 8ZB**

**Offers In Excess Of
£300,000**

- NHBC WARRANTY REMAINING
- POPULAR RESIDENTIAL LOCATION
- THREE WELL PROPORTIONED BEDROOMS
- OFF ROAD PARKING AVAILABLE
- BEAUTIFUL VIEWS ACROSS THE LAKE
 - PERFECT FAMILY HOME
- WITHIN WALKING DISTANCE TO CLAY TRAILS
 - GREAT LINKS TO THE A30
 - OWNED SOLAR PANELS
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - B

Floor Area - 893.40 sq ft



PROPERTY DESCRIPTION

Smart Millerson Estate Agents are proud to present this exceptional three-bedroom eco home, perfectly positioned on the fringes of St Austell and commanding breathtaking views across the lake to the rear. Designed with both style and sustainability at its core, this impressive residence offers a wonderful blend of cutting-edge energy efficiency and contemporary comfort, all within a peaceful and highly sought-after setting.

Adding to its appeal, the new primary school on the estate has now opened, further enhancing the sense of community and convenience for families moving into the area.

Built to a superior specification and benefitting from the remaining years of its NHBC warranty, this striking home incorporates an array of environmentally conscious features, including solar panels and air source heating, helping to reduce running costs and the household's carbon footprint.

Upon entering, you are welcomed by a light-filled and spacious hallway that immediately conveys a sense of quality and calm. To the front lies a beautifully appointed kitchen, thoughtfully designed with sleek cabinetry, integrated appliances, and generous workspace, a perfect environment for preparing meals and enjoying day-to-day living. To the rear, the elegant lounge offers a superb space for both relaxation and entertaining. Bathed in natural light from the French doors that open onto the garden, this inviting room captures the most spectacular views of the lake. Completing the ground floor is a convenient cloakroom, perfectly suited to modern family needs.

The first floor continues to impress with three generously proportioned bedrooms, all tastefully presented. The principal suite enjoys its own ensuite shower room, while the two additional bedrooms provide excellent flexibility, ideal for family, guests, or those working from home. A well-appointed family bathroom serves the remaining accommodation, finished to an impeccable standard.

Outside, this home continues to delight. The enclosed rear garden offers the perfect spot to dine alfresco, entertain friends, or simply relax while taking in the lake views. To the front, off-road parking ensures everyday practicality and convenience.

Connected to mains water, electricity, and drainage. It also falls within Council Tax Band B.

Viewings are highly recommended to appreciate all this home has to offer.

LOCATION

West Carclaze Garden Village is located on the outskirts of St Austell, just a couple of miles from the stunning Cornish coast. There is anticipated to be a vibrant centre, once completed, with bars, cafés, restaurants and retail. A Village Hub and Experience Centre will be home to lively public spaces, designed with accessibility in mind, and promoting activities and events the whole community can enjoy. As well as places to eat, there will be meeting rooms, a village shop selling local produce, play park, village square and more. This offers a fantastic focus for community life. In addition there are miles of countryside walks on the doorstep of the Village, along the Cornish clay trails - ideal for families and dog walkers alike. St Austell itself provides a range of amenities including a mainline railway station with direct access into London Paddington.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE HALLWAY

Composite front door. Skimmed ceiling. Recessed spotlights. Smoke alarm. Electric heater. Multiple plug sockets. Skirting. Laminate flooring. Doors leading into:

CLOAKROOM

5'6" x 2'11" (1.69m x 0.91m)

Skimmed ceiling. Extractor fan. Recessed spotlights. Splash back tiling. Wash basin with mixer tap. Heated towel rail. W.C. Skirting. Vinyl flooring.

KITCHEN

10'1" x 7'9" (3.09m x 2.37m)

Skimmed ceiling. Smoke alarm. Recessed spotlights. Double glazed window to the front aspect. A range of built-in storage soft close cupboards and drawers. Integrated Bosch eye-level oven and grill. Four ring induction hob with an extractor hood oven. Herringbone splash-back tiling. Stainless steel wash basin with drainage board. Multiple plug sockets. Space for an under-counter washing machine, slimline dishwasher and fridge-freezer. Skirting. Laminate flooring.

LOUNGE/DINER

17'2" x 16'9" (5.24m x 5.11m)

Skimmed ceiling. Recessed spotlights. Double glazed window to the rear aspect. Built-in storage cupboard, housing the consumer unit. Two electric heaters. Television point. Multiple plug sockets. Skirting. Laminate flooring.

FIRST FLOOR LANDING

Skimmed ceiling. Recessed spotlights. Smoke alarm. Access into a partially boarded loft space. Built-in storage cupboard. Multiple plug sockets. Skirting. Carpeted flooring.



BEDROOM ONE

15'2" x 9'1" (4.63m x 2.77m)

Skimmed ceiling. Double glazed window to the rear aspect showcasing beautiful views across the lake. Electric heater. Television point. Multiple plug sockets. Skirting. Carpeted flooring. Door leading into:

EN-SUITE

7'2" x 4'9" (2.20m x 1.45m)

Skimmed ceiling. Recessed spotlights. Double glazed window to the side aspect. Splash-back tiling. Double cubicle housing mains fed shower. Shaver point. Wash basin with mixer tap. Heated towel rail. W.C. Skirting. Vinyl flooring.

BEDROOM TWO

9'3" x 9'0" (2.83m x 2.75m)

Skimmed ceiling. Double glazed window to the front aspect. Electric heater. Multiple plug sockets. Skirting. Carpeted flooring.

BATHROOM

7'3" x 5'6" (2.21m x 1.70m)

Skimmed ceiling. Recessed spotlights. Extractor fan. Double glazed window to the front aspect. Splash-back tiling. Mains fed shower over the bath. Shaver point. Wash basin with mixer tap. Heated towel rail. W.C. Skirting. Vinyl flooring.

BEDROOM THREE

9'0" x 7'3" (2.76m x 2.21m)

Skimmed ceiling. Double glazed window to the rear aspect showcasing beautiful views over the lake. Electric heater. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

EXTERNALLY

GARDEN

Outside, this home continues to delight. The enclosed rear garden offers the perfect spot to dine alfresco, entertain friends, or simply relax while taking in the lake views.

SERVICES

Connected to mains water, electricity and drainage. It also falls within Council Tax Band B.





Bowditch Close, Carluddon, St. Austell, PL26 8ZB

AGENTS NOTE

This property is subject to an annual maintenance charge of £200.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: A

Electricity supply: Mains electricity

Solar Panels: Yes

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - OK, EE - OK

Parking: Private and Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access

Coal mining area: No

Non-coal mining area: Yes

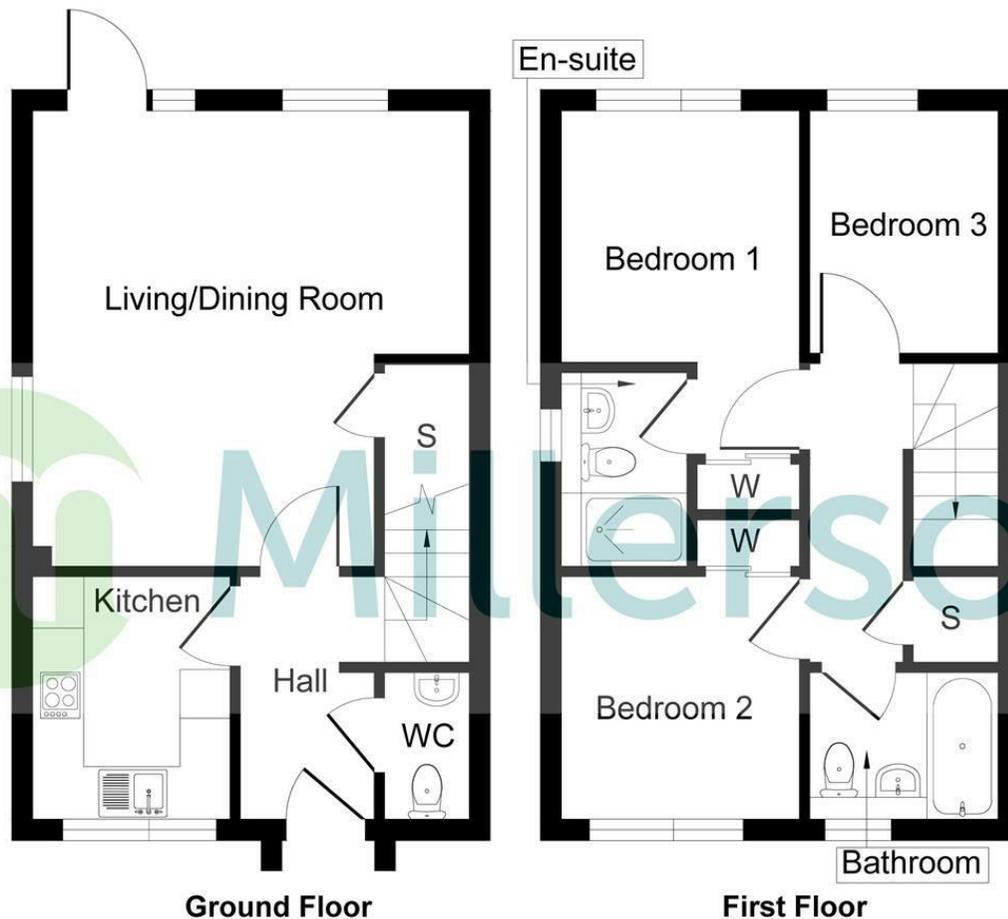
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		92	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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