MAY WHETTER & GROSE

34 CHURCHTOWN MEADOWS, ST STEPHEN, PL26 7NF
PRICE GUIDE £385,000



A WELL PRESENTED EXTENDED DETACHED BUNGALOW WITH THREE DOUBLE BEDROOMS, GARAGE AND AMPLE OFF ROAD PARKING. THE CURRENT OWNER HAS HOUSED SIX VEHICLES OFF ROAD ON NUMEROUS OCCASIONS. THE PROPERTY OCCUPIES A CONVENIENT NO THROUGH ROAD SETTING AND IS IMMACULATELY PRESENTED THROUGHOUT WITH A WELL STOCKED ENCLOSED REAR GARDEN, UPDATED KITCHEN, BATHROOM, UPVC DOUBLE GLAZED THROUGHOUT, ELECTRIC HEATING AND WOOD BURNER. AN EARLY VIEWING IS DEEMED ESSENTIAL TO FULLY APPRECIATE THIS IMPECCABLY KEPT HOME. NOT TO BE MISSED.

** EPC F **





Situated near the village of St Stephen which offers a range of village amenities including shop and Post Office, a public house, primary and secondary schools. The property is situated within easy reach of the recently regenerated St Austell town centre, offering a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 13 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 12 miles from the property.

Directions:
From St Austell head out on the A3508 to the village of St Stephen, up the hill past the Hawkins Peugeot Motor Dealership on the right. Take the right hand turning next to the Queens Head public house, and at the end of the road turn right into Fore Street and take the next right onto the one way, follow the road down taking the next left hand turn signposted Churchtown Meadows, where 34 will be located at the very end of the road on your right hand side with a for sale board erected.

Accommodation:
All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Updated UPVC double glazed door with multi inset obscure glazing allows external access into Entrance hall:

Entrance Hallway:
15'5" x 10'3" (4.72m x 3.13m)



Doors to double bedrooms one, two and three. Door through to lounge area. Door through to kitchen area. Door to bathroom. Door providing access to airing cupboard housing the pressurised unvented water cylinder with further slatted storage options above to the left hand side. Door providing access to another useful indoor storage cupboard. Carpeted flooring. BT Openreach telephone point. Loft access hatch. Wall mounted electric radiator with inbuilt thermostat.



Bedroom Two:
11'11" x 9'10" (3.64m x 3.02m)



UPVC double glazed window to front elevation. Carpeted flooring. Textured ceiling. Wall mounted electric heater with inbuilt thermostat. Twin louvre doors open to provide access to a useful inbuilt wardrobe.



Bedroom One:
12'4" x 12'2" (max) (3.77m x 3.71m (max))



UPVC double glazed window to front elevation. Wall mounted electric heater with inbuilt thermostat. Twin doors open to provide access to a inbuilt wardrobe with inset auto lighting. Carpeted flooring. Fitted bedroom furniture to the right and left hand side and bedside cabinets. Textured ceiling. Television ariel point.



Bedroom Three:
8'0" x 11'9" (2.44m x 3.6m)
UPVC double glazed window to side elevation. Carpeted flooring. Wall mounted electric heater with inbuilt thermostat. This room is currently utilised as an office but will comfortably house a double bed or could make an additional reception room if required.

Bathroom:
8'3" x 8'10" (2.54m x 2.70m)



UPVC double glazed window with obscure glazing to front elevation. Updated white bathroom suite comprising low level flush WC with dual flush technology, enclosed bath with central mixer tap and fitted detachable body nozzle shower jet with overhead shower with recessed controls. Ceramic hand wash basin with central mixer tap. Additional storage options below with work top to the side. Part tiled walls. Tiled flooring. Heated towel rail. Fitted extractor fan. The bathroom benefits from underfloor heating.



Lounge:
15'11" x 11'10" (4.87m x 3.62m)




A fantastic addition to the property beautifully flowing through to the dining area with carpeted flooring. Wall mounted electric heater with inbuilt thermostat. Opening through to dining area. Focal wood burner set on slate hearth with wood storage recess to the side. Large opening provides access through to the dining area. BT Open reach telephone point.






Dining Area:
22'10" x 8'8" (6.98m x 2.66m)



Beautifully flowing and combing the lounge area and kitchen area, a fantastic addition to the rear of the property. UPVC double glazed bifold doors providing access onto the elevated balcony with matching sealed glazed units to left hand side providing natural light. To the right hand side a UPVC double glazed door with upper obscure glazing allows external access to the rear garden to the side of this is a door to the utility and then a large opening back to the kitchen area. This fantastic dining area also benefits from two velux rain sensor ceiling mounted windows. Moduleo tile effect flooring. Wall mounted electric heater with inbuilt thermostat.



Kitchen:
12'9" x 11'10" (3.90m x 3.62m)



Showcasing a fantastic updated kitchen presented to the highest of standards with matching wall base kitchen units. With white high gloss to the ground and a mixture of high gloss marble effect work units combine. A electric Bosch oven with Bosch microwave oven over. Buttonless ceramic hob with fitted extractor hood above. The kitchen benefits from soft close technology and in built-storage with white granite work surfaces. Moduleo tile effect flooring. Central island complete with power points. Door back through to inner hall. Sink with matching draining board and central mixer tap. Integral fridge. Integral freezer. Integral dishwasher. The kitchen tap benefits from an instant boiling water tap to the left hand side with hot and cold to the right hand side.



Utility:
8'11" x 5'4" (2.74m x 1.63m)
A useful addition to the property. Added to the rear of the garage with UPVC double glazed window with obscure glazing to rear elevation. Matching wall and base units finished in white high gloss roll top work surface with additional stainless steel sink with matching draining board and central mixer tap. Continuation of Moduleo floor. Low level, sani-flow flush WC with dual flush technology. Part tiled walls. Wall mounted electric heater. Space for plumbing and additional appliances currently utilised to house a washing machine and additional freezer.

Outside:
Conveniently located towards the very end of the no through road. To the right hand side to the front a tarmac drive allows off road parking for numerous vehicles. The current owners had 6 cars off road on the drive previously with an additional parking bay flowing off the left hand side upon entering. The front garden is laid majority to tarmac parking with established planting and shrubbery. To the front of the property a paved walkway provides ease of access. At the bottom of the drive is the properties garage.

As previously mentioned accessed to the right hand external walkway or off the dining area side door or bifold doors is the enclosed rear garden. Well stocked by the current owners. A paved patio flows across the rear of the property and down the right hand side there is an elevated balcony off the dining area with open storage recess complete with power below. To the front section of the rear garden is a sunken pond surrounded with pebbles with a wooden shed to the left hand side. The paved patio flows across the rear of the property with former access flowing down the opposite side which could be re-opened if desired. Door providing access to storage underneath the rear extension.

The remainder of the garden is laid to lawn with the boundary well secured with wood fencing to right and left elevations The lower section of the garden is an elevated area of decking with additional wooden shed to the right hand side. There is a hard standing area to the lower section of garden which previously housed an outbuilding which could be reinstated if so desired.

Garage:
12'2" x 8'5" (3.72m x 2.59m)
Up and over garage door. The mains fuse box is located within the garage. The garage benefits from light and power and outdoor tap. To the right hand side of the garage a gate opens to provide access to the enclosed rear garden.

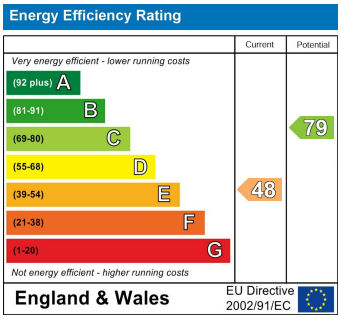
Agency Notes:
With the addition of the utility room to the rear this is a reduced length garage.

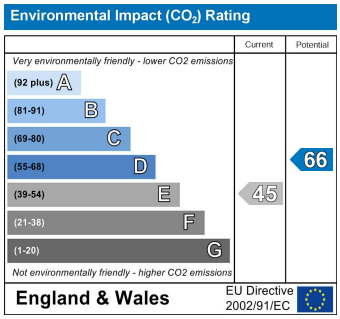
Council Tax: C

Broadband and Mobile Coverage
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

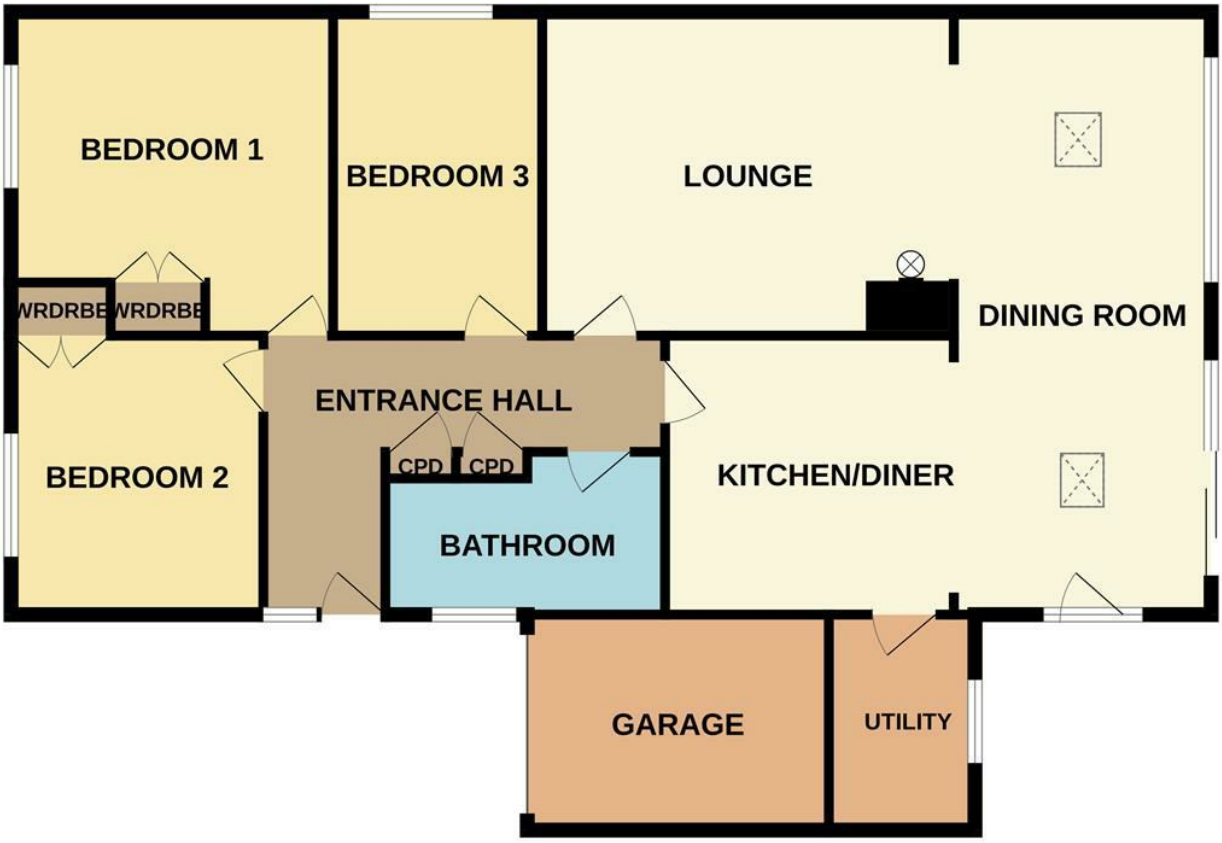
Services:
None of the services, systems or appliances at the property have been tested by the Agents.

Viewings:
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk





GROUND FLOOR



34 CHURCHTOWN MEADOWS

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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